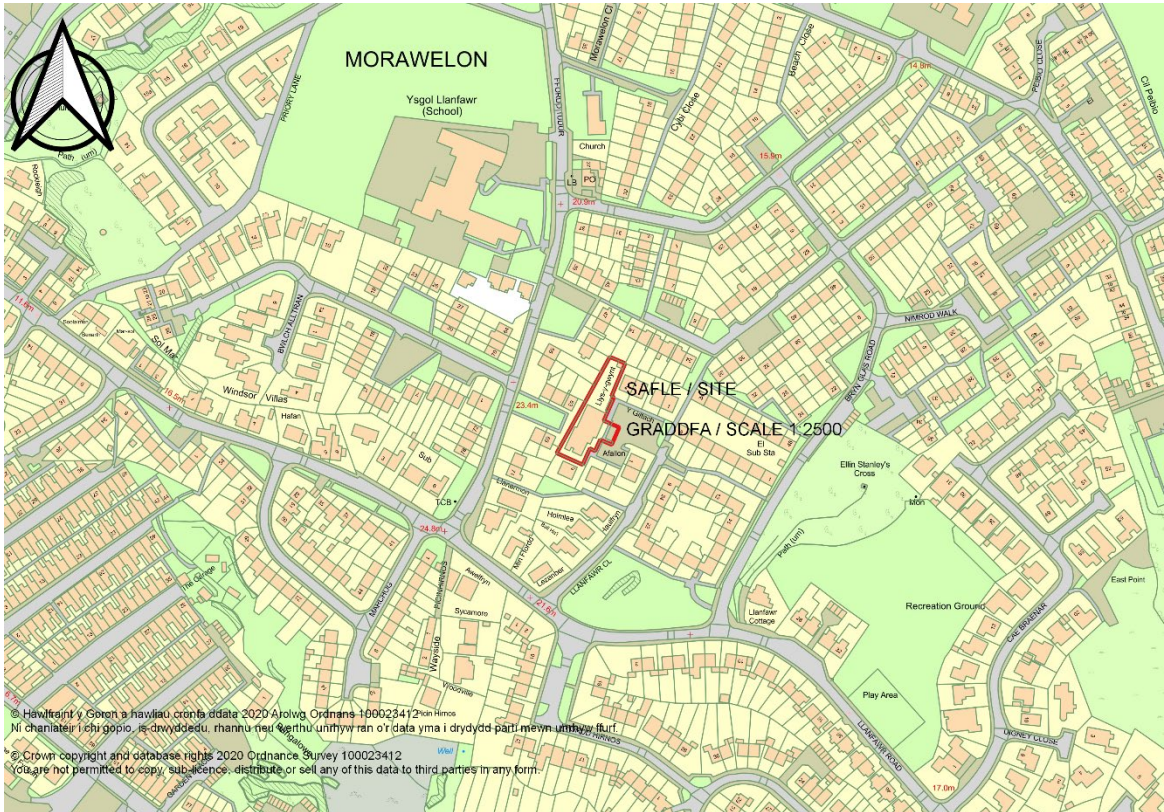


Application Reference: FPL/2021/144

Applicant: Mr Gwyndaf Williams

Description: Full application for part demolition works together with alterations and extensions to create additional units at

Site Address: Llys Y Gwynt, Llanfawr Close, Holyhead



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application has been called to the planning committee by the local member.

A virtual site visit has been undertaken, therefore Members are now aware of the site and its settings.

Proposal and Site

The building subject to this planning application is used as a hostel operated by a housing association and provides accommodation and support for young people having 9 bedrooms with occupants sharing a kitchen and communal areas.

The proposal subject to this report entails the reconfiguration of the existing building and the provision of a two storey flat roof extension within an amenity area associated with the hostel. As part of this proposal the existing units within the building would be adapted so that they have their own cooking facilities as well as other miscellaneous facilities for staff resulting in the loss of 3 units. The proposed two storey flat roof extension would accommodate 6 new units.

Key Issues

Principle of the Development
 External Appearance
 Proximity of the Proposal to Existing Properties

Policies

Joint Local Development Plan

Joint Local Development Plan

PS 1: Welsh Language and Culture
 ISA 1: Infrastructure Provision
 ISA 2: Community Facilities
 PS 4: Sustainable Transport, Development and Accessibility
 TRA 2: Parking Standards
 TRA 4: Managing Transport Impacts
 PS 5: Sustainable Development
 PS 6: Alleviating and Adapting to the Effects of Climate Change
 PCYFF 1: Development Boundaries
 PCYFF 2: Development Criteria
 PCYFF 3: Design and Place Shaping
 PCYFF 4: Design and Landscaping
 TAI 11 Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly
 AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character
 AMG 5: Local Biodiversity Conservation
 PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 11)

Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
 Technical Advice Note (TAN) 12: Design (2016)
 Technical Advice Note (TAN) 18: Transport (2007)
 Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"
 Planning and Welsh Language (2007)
 Supplementary Planning Guidance Parking Standards (2008)

Response to Consultation and Publicity

Consultee	Response
Mr Gwyndaf Williams	
Cynghorydd Jeff M. Evans	No observations at the time of writing.

Cynghorydd Glyn Haynes	Called the application to the planning committee because of concerns that have been raised by residents in the immediate vicinity and the Town Councillor for that ward. The concerns raised are the proximity of the proposed extension in relation to existing homes nearby, whether a consultation with nearby residents relating to the proposed development will take place as has been seen to be good practice in the past, also the possible increase of traffic by the increase of residents and the impact it may have on the locality.
Cynghorydd Robert Llewelyn Jones	No observations at the time of writing.
Cyngor Tref Caergybi / Holyhead Town Council	No Objection
Dwr Cymru Welsh Water	A planning condition restricting the discharge of surface water into the public sewer is recommended.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	<ul style="list-style-type: none"> - In the JLDP Holyhead is identified as an Urban Service Centre under policy TAI 1 (Housing in Sub-regional Centre and Urban Service Centres). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. - This site lies within the Holyhead development boundary as identified in the JLDP. The proposal can therefore be considered against Policy TAI 1. The site is not allocated in the Plan for any specific land use. - At present there is capacity within the indicative supply for the settlement of Holyhead. In light of the above mentioned figures under criterion (1b) of Policy PS 1 currently there is no need for a Welsh language statement to support the application. - In line with Policy TAI 8 consideration will need to be given to whether the proposed development addresses evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant local sources of evidence. In light of the content of the Design and Access statement consideration should be given towards the views of the Strategic Housing unit in relation to the need for the proposal. - Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service centres such as Holyhead. It is unclear whether the proposed

	additional 3 units would be affordable dwellings consideration needs to be given towards this in relation to the requirement of Policy TAI 15.
Iechyd yr Amgylchedd / Environmental Health	No observations at the time of writing.
Ymgynghoriadau Cynllunio YGC	Requirements for separate consents in respect of surface water drainage arrangements are described.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Content with the application subject to a planning condition requiring a Construction Traffic Management Plan.
Gwasanaeth Addysg / Education Service	No financial contribution required in connection with the development.
GCAG / GAPS	No comments
Strategol Tai / Housing Strategy	Housing Services are very supportive of this planning application, as there is a large demand for this type of units in Holyhead.
Ymgynghorydd Tirwedd / Landscape Advisor	Landscape Advisor: Four trees are within the site, they are not subject to statutory protection. They have been assessed according to BS: 5837. T1 sycamore and T2 ash are lower 'C' category trees. T3 and T4 (both sycamore) are assessed as 'B' category. All are indicted for retention on the A3 - proposed site plan. All require future monitoring/resurveying for reasons of good practice and plant disease (ash dieback); however no specific work is proposed at this time. Protective fencing has been specified on the plan and a planning condition is recommended.
Ymgynghorydd Treftadaeth / Heritage Advisor	The existing building is of some local historic interest. However, it has been much altered over time and as a result it is not deemed worthy of statutory protection given under listing. Consequently, from a built heritage perspective, I have no comments on the proposals.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The methodology points in sections 6.1 and 6.2 for bats and birds should be conditioned to be followed during works. Any outdoor lighting plan should be conditioned. In view of the Council's duty under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions, and instructions from the Chief Planner to Heads of Planning (Oct 2019) on application of this duty in planning cases, I advise the Section 7 enhancements should be followed and the following amendments made: - the loft roof roost detailed here will need to be included on a diagram of the roof area which will be part of case documentation.

	<ul style="list-style-type: none"> - proposed site plan should show all bird boxes. - Tree species should be shown on the proposed site plan. <p>Amended plans addressing these matters have been agreed to be submitted by the applicant.</p>
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments

The publicity period for the planning application expired on the 21.07.21. One representation has been received on the following grounds:

- Please make sure that no trees are cut down as there are so few in the area.

Relevant Planning History

19C1085 - Change of use of day centre to a temporary night shelter for a period for a period of 6 months Approved 04.11.2011.

19C1085A - Full Planning - Full application for the demolition of the existing centre together with the erection of 4 semi-detached bungalows and 1 detached bungalow Conditionally approved 06.02.2015.

19C1085B/MIN - Minor amendments to scheme previously approved under planning permission 19C1085A so as to change the external m

19C707 Erection of 4 dwellings part demolition, alterations and extensions to existing building Granted 11.12.1998.

19C707A - Alterations and extensions at Llys y Gwynt, Holyhead Withdrawn 28.11.2006.

19C707B - Alterations and extensions at Llys y Gwynt, Holyhead Conditionally approved 08.02.2007

Main Planning Considerations

Principle of the Development Given that the proposal relates to a local authority residential accommodation where care is provided for residents then the proposal would fall within the definition of a community facility under the provisions of ISA 2 of the JLDP. Having regard ISA 2 it is confirmed that the application site is located within the settlement boundary of Holyhead in what can be regarded as a sustainable location. Policy TAI 11 relates to care homes and seeks to encourage facilities in accord with the spatial strategy of the plan and to prevent over provision compared to the needs of the locality. Housing Services are very supportive of this planning application, as there is a large demand for this type of units in Holyhead. Criterion iv requires that the proposal is of an appropriate scale and type compared to the character and function of the settlement. The proposal relates to an existing facility in Holyhead which is the largest settlement on Anglesey and on this basis it is considered that the scale and type of facility being proposed is appropriate.

External Appearance The proposal is of a contemporary two storey flat roof design and given the variety of building types etc. in the area this is not considered inappropriate and complies with the requirements of policies PCYFF 2 and PCYFF 3 which require a high quality design.

A representation has been received requesting that no trees are felled as part of the development. As explained in the comments of the council's Landscape Adviser there are four trees on the application site

and they will be retained as part of the development and protected in the course of the construction of the development.

Relationship with Existing Properties Adjacent There are existing residential bungalows which have their gable ends in close proximity to the proposed extension to the east at Y Gilfach and to the north west off Ffordd Tudur. The front elevation of the proposed extension faces a parking and turning area of Y Gilfach and a small front garden of the bungalow at Y Gilfach. It is not considered that this relationship is unacceptable on residential amenity grounds. The rear part of the proposed extension faces the rear garden of the property off Ffordd Tudur; windows at first floor level are for stairwells and will be obscurely glazed so there will be no overlooking. At the nearest point the proposed extension is some 2.7 metres with the boundary of this property, taking into account that the proposal faces the side of the bungalow this relationship is considered acceptable.

Conclusion

The principle of development and all other matters are acceptable and the application is recommended for approval.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contributes towards a more prosperous and resilient Wales in terms of the economic and biodiversity improvements being proposed as part of the development.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Planning - Location Plan C1041 010 B

Boundary Plan C1041 019 B

Existing Elevations C1041 018

Planning – Existing Building Plan C1041 012 B

Proposed Elevations C1041 016 G

First Floor Demolitions Plan C1041 021 A

Proposed First Floor PLAN C1041 015 G

Ground Floor Demolitions Plan C1041 020 A

Proposed Ground Floor Plan C1041 014 E

A3 – Proposed Site Plan C1041 SK13

Proposed Site Plan C1041 013 G

Bat Loft C1041 022 A

DAS info Llys y Gwynt

Drainage Strategy Report (February 2021) Grwp Cynefin

Preliminary Bat Roost Assessment and Nesting Bird Survey (04/06/2021) Enfys Ecology

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

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

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

(04) Trees T1, T2, T3 and T4 shown on drawing A3 - Proposed Site Plan C1041 SK13 shall be protected by fencing in accordance with Appendix 5.2 of the Tree Impact Assessment 26/01/21 for the duration of the construction of the development hereby approved. The fencing shall be erected prior to any equipment, machinery or materials being brought onto the application site for the purposes of the development, and shall be retained until all equipment, machinery and surplus materials have been removed from the application site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall there be any excavation.

Reason: In the interests of the amenities of the area.

(05) The windows at first floor level in the west elevation of the development hereby permitted shall not be glazed or re-glazed other than with obscure or frosted glass.

Reason: In the interests of the amenities of occupants of the residential property adjacent.

(06) 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.

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.

- Concerns that the proposed developing will have a negative and detrimental impact upon the environment and nearby sensitive designations.
- Concerns whether the proposed development will have adverse side effects upon the nearby coast

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration each of the points raised.

Impact upon the environment and nearby designated sites:

The application site is located along the coast at Traeth Lleinog which is considered a highly sensitive area. Careful considerations is therefore given to the impact upon nearby designations to ensure that the proposed development does not have a detrimental impact upon the local environment and sensitive receptors.

The application site is part of the Fenai a Bae Conwy / Menai Strait and Conwy Bay Special Area of Conservation (SAC) and the Glannau Penmon – Biwmares Site of Special Scientific Interest (SSSI) which includes geological features. The application area is also immediately adjacent to the boundary of Scheduled Monument AN142 Aberlleiniog Fish Weir I.

The following documents haven been submitted with the application:

Method Statement - The document provides details with respect to the method in which the works will be undertaken together with precautions and mitigation measures being proposed.

Statement to Inform Habitat Regulations Appropriate Assessment – The report provides details regarding the extent of the proposed works and implications upon nearby designated sites. The report informed Natural Resources for Wales (NRW) when undertaking a Habitat Regulations Assessment.

Construction Environmental Management Plan – The report sets out management measures to minimise the impact of the work upon the environment and designated sites.

Construction Traffic Management Plan – The report provides details with respect to the management of the public car park during the works, measures to protect the health and safety of the general public and measures to protect the environment from the associated plant and machinery.

Assessment of Coastal Squeeze – The report assess the impact the proposed development will have on existing habitats.

Since the September Planning Committee, these documents have been updated providing further details and mitigation measures in an effort to protect the local environment and designated sites. These

measures include controlling disturbance to wildlife and ecology by managing the storage of materials and plant machinery, surface water, biosecurity, dust, noise, vibrations and spillages. Waste will be controlled and managed appropriately which includes a pollution contingency plan.

The proposal also entails a process of monitoring and reporting. This will occur at pre-construction stage, during and upon completion of the works. The monitoring will include an on-site ecologist, photographic records and topographical surveys.

With respect to the movement of vehicles across the beach, the excavators and dumpers will have low ground pressure tracks or floatation tyres to minimise disturbance to the sand and shingle. All vehicle movement will be restricted to a strip of barren shingle and sand at the top of the beach which will be clearly marked. Vehicles will avoid turning wherever possible. Upon completion, the area in which the works has been carried out will be re-graded to its original contours and the track restored as close as possible to its original condition based upon the monitoring and reporting being undertaken at various stages of the works.

Specialist consultees including NRW, the Authority's Ecologist, CADW together with Gwynedd Archaeology Planning Service (GAPS) have carefully assessed the application and its impact upon the sensitive receptors.

All consultees are of the view that given the temporary nature of the construction works together with the mitigation measures being proposed, the works will not have a detrimental impact upon the sensitive area subject to conditions.

In addition, a Habitat Regulations Assessment has been undertaken by Natural Resources for Wales who have concluded that it is not likely that the proposed development will have significant effect upon these designated areas. On the 12th February, 2021 a Marine Licence (reference CML2017) was also granted for the proposed works which takes into account the need to protect the environment.

Side effects from the proposed development upon the nearby coast

Shoreline Management Plan:

In reference to Policy ARNA 1, the site lies within Coastal Area F (Menai Strait and Conwy), Policy Development Zone 16 of the West of Wales Shoreline Management Plan 2 (November 2011). The overarching policy for the Beaumaris to Black Point section of PDZ16 is to 'Selectively Hold The Line', but the specific Policy Plan for the site (PU16.25) is for 'No Active Intervention' (NAI) for all three epochs (2025, 2055 and 2105).

Due to the proposed development's location within the Coastal Change Management Area, careful consideration will have to be given to the guidance provided within Policy ARNA 1 (Coastal Change Management Areas) of the Joint Local Development Plan. Policy ARNA 1 under the heading 'New or Replacement Coastal Defence Scheme' states:-

"Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment."

Due to the policy approach for the area being No Active Intervention, the proposed development would not accord with the management approach as set out within the Shoreline Management Plan.

Natural Resources for Wales (NRW) have recommended that the applicant discusses the scheme with the Local Authority in terms of seeking a sponsor to change the plan level policy for the stretch of coast under consideration. The applicant may need to apply for a policy change by informing the Local Authority and discussing a change from NAI to Hold The Line (HTL).

The paragraph below is included in the NAI policy description for the coastline to the east of Penmon in the Shoreline Management Plan (PDZ 16, page 44):

From where the road cuts in land, along the coast running to the east to Penmon, the policy would be for No Active Intervention, supporting the important natural values of the coastline. There are local private defences and there is some protection locally to the road. These defences might be maintained and there might be local management subject to normal approvals and subject to no significant impact on the natural development of the shoreline.

In view of this, it is considered that the proposal does not conflict with the intention of the policy and that there is no need for the developer to seek to change the policy. The developer has demonstrated that there are no unacceptable environmental impacts associated with the plan throughout its lifetime, and so there is an obvious link with the environmental assessment submitted as part of the current application. The proposed development will also be privately funded and does not form part of the public or national defence works.

Costal Erosion:

The proposal seeks to replace an existing sea defence which is located high on the beach. Due to changing tides, the structure will not be in constant contact with the sea.

There is already some rock armour protection in place in front of the Cerrig sea wall, but much of the previously placed rock armour has been distributed around the beach by historic storms. Hence the sea wall foundations have been damaged and require remediation and renewed protection. The proposed scheme is intended replace previously placed rock armour which has been displaced and to supplement it by placing rock over the remediated foundation plinth to better protect the local sea defences.

The applicant claims that the scheme is designed to reduce the impact of storm waves on the local sea defences by dissipation of wave energy. By reducing the incoming wave energy generally impacting on the local sea defences the design will reduce the energy of reflective waves bouncing back off the sea wall. This will reduce the process of coastal erosion in and around the local coastal systems.

NRW have assessed the application and are not of the view that the proposed development will have an adverse effect in terms of erosion upon the nearby coast. It is also considered that the works will not have a detrimental impact upon the SAC or SSSI as a result of erosion or changes in coastal geomorphological processes.

In addition, a Marine Licence which has been granted for the works which considered the impact on coastal processes and determined that the works will not have an adverse effect on the features of the SAC. In addition it also concluded that costal erosion would continue either side of the sea defence.

Costal Squeeze:

As previously noted, due to the design of the proposed sea defence resulting in the dissipation of wave energy, this will result in less disturbance of the sea bed locally during storm events and help to maintain the local ecosystems.

The submitted Coastal Squeeze assesses the impact that the proposed development will have on existing habitats. NRW have assessed the document and undertook their own analysis of the topography on site. The specialist consultee are of the view that the proposed activity is not likely to significantly exacerbate coastal squeeze or have an adverse effect on the integrity of the SAC.

Flood Risk:

The site lies within the C2 flood zone, therefore consideration needs to be given to the proposals conformity with Technical Advice Note 15: Development and Flood Risk. Due to the nature of the proposed

development and its unavoidable coastal location, the proposed development is considered an exception to the first part of the justification test in section 6 of TAN 15, however consideration should be given to the acceptability of consequences of the test as outlined in section 7.

In accordance with section 7 of the TAN, whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed down to a level which is acceptable for the nature/type of development being proposed, including its effects on existing development.

Residential properties are located within relatively close proximity to the application site. Consideration in terms of the impact from the development in term of flooding is therefore necessary. NRW has assessed the application and raised no objection. They are of the view that given the nature of the works and proximity to open and uncontained coast, tidal flood risk is not a concern.

However NRW has advised that the contractor should ensure that a suitable flood / environmental action plan is prepared. Reasonable avoidance measures should be prepared detailing how the construction works are to be managed to safeguard both contractors and plant along with the environmental risks should high spring tides occur during storm conditions and flood the working area.

Conclusion

The application includes a range of documentation which sets out management measures to minimise the impact of the works together with mitigation measures to protect the environment and designated sites. Specialist consultees have carefully assessed the application and its impact upon the sensitive receptors and are of the view, due to the temporary nature and proposed management and mitigation measures the works are acceptable subject to conditions.

It is not considered that the development conflicts with the Shoreline Management Plan. Furthermore, it is not considered that there will be any negative or adverse side effects on the nearby coast as a result of the works.

Expert and statutory consultees advice that the proposed development will not have a significant detrimental impact in terms erosion or changes in coastal geomorphological processes or harm the existing habitats or the integrity of any designated site. Nor will the proposed development give rise to any flood risk.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **Location Plan - 9317-SK-04A**
- **Proposed Site Plan Showing Section Location – CSD-EWP-XX-ZZ-DR-Y-002**
- **Site Sections – Existing and Proposed – CSD-EWP-XX-ZZ-DR-Y-0003**
- **Detailed Plan Sowing Footprint of Permanent Works in Relation to SAC Boundary – EWP.7294.D12.001**
- **Outline Method Statement - CSD-EWP-XX-ZZ-MS-Y-001**
- **Water Framework Directive Assessment**

- **Construction Environment Management Plan - EEL.7612.R04.003**
- **Construction Traffic Management Plan – EWP**
- **Statement to Inform Habitat Regulations Appropriate Assessment - EEL.7612.R03.003**
- **Assessment of Coastal Squeeze - EEL.76.R03.002**

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

(03) Construction works shall only be carried out between the hours of 06:00 - 21:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

(04) No development shall commence until a compound as detailed within the Construction Traffic Management Plan and Construction Environmental Management Plan is made available for use.

Reason: In the interest of highway safety and to safeguard the environment

(05) No development shall commence until a restoration plan (including timescales for its implementation after the completion of the development) in respect of the car park used as a compound is submitted to and approved by the Local Planning Authority. After the development is completed, the car park shall be restored in accordance with the approved restoration plan and on the timescales provided in that plan.

Reason: In the interest of highway safety

(06) Notwithstanding the submitted drawings (reference numbers CSD-EWP-XX-ZZ-DR-Y-002 and CSD-EWP-XX-ZZ-DR-Y-0003) no development shall commence until full details including a sample of the materials to be used in the construction of the sea defence have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

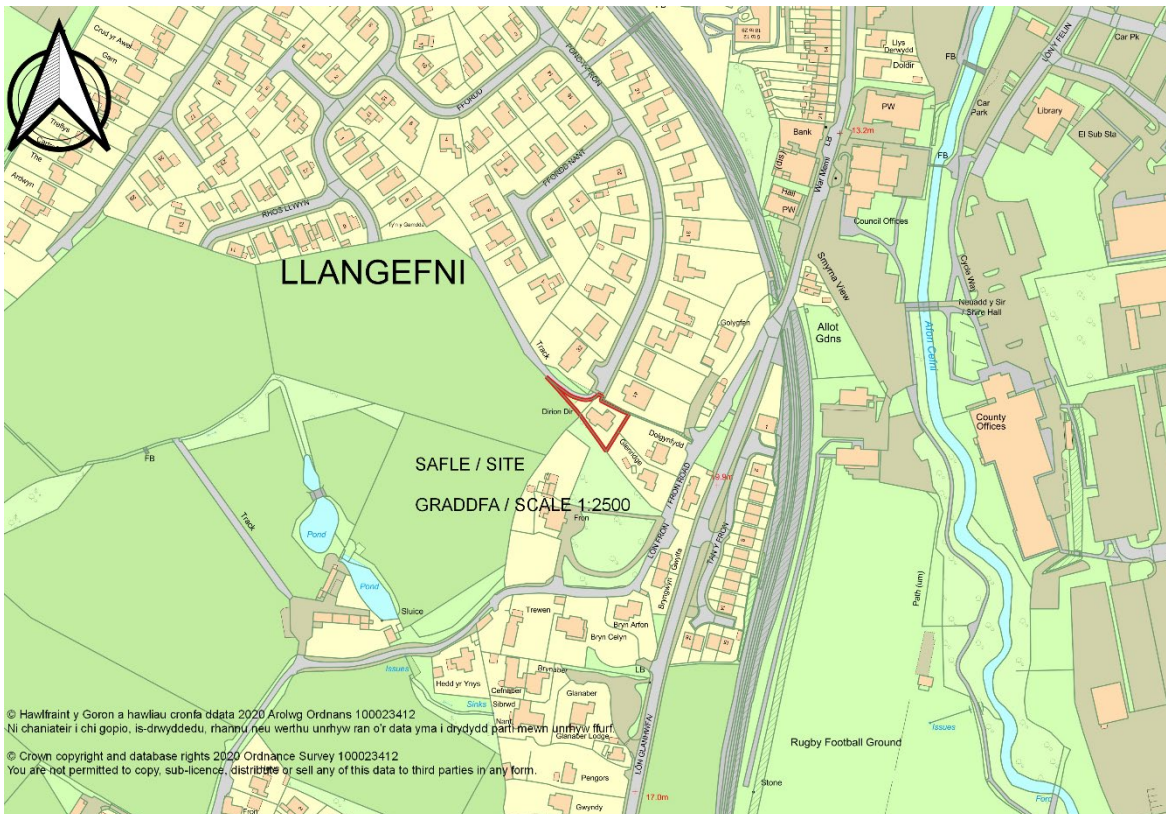
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2021/183

Applicant: Gethin & Non Gibson

Description: Full application for alterations and extensions together with the erection of a garden room at

Site Address: Dirion Dir, Llangefni



Report of Head of Regulation and Economic Development Service (Huw Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

Local member Call - in

At the committee meeting held on the 1st September, 2021, it was resolved that a site visit was required. A virtual site visit has been undertaken, therefore Members will now aware of the site and its settings.

Proposal and Site

The proposal is for alterations and extensions including new garden room/store and 1st floor decking area with glass balustrading to the property of Dirion Dir, Llangefni. The property is a modern detached property situated at an end of a Cul de Sac of a residential estate in Llangefni. The property is on a sloping elevation. No immediate neighbours are towards the rear elevation of the property whilst

neighbouring properties are at the front and side elevations of the Dirion Dir property. The nearest property is approx. 11.34m away from the existing dwelling.

Key Issues

- Loss of privacy to neighbouring properties
- Size of the new proposal at the site
- Overdevelopment of the site.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3 – Design and Place Shaping

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Llangefni Conservation Area Character Appraisal.

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	Referred to Committee
Cynghorydd Bob Parry	No response
Cyngor Tref Llangefni Town Council	No Objection
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Ymgynghorydd Treftadaeth / Heritage Advisor	Comments

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 15/07/2021. At the time of writing this report, 2 letters of representation from the general public had been received at the department.

The main points of objection raised can be summarised as follows;

- Proposal will lead to an overdevelopment of the site
- The increase in scale and massing will cause a significant increase in the visual impact when viewed from nearby properties
- The proposal will result in significant overlooking issues
- A reduction in the size of the existing garden will mean that the 'amenity space' will be insufficient
- The proposed deck above the car port will also impact the residents in the vicinity of the house

In response to these objections I would comment as follows

- It is not considered that the proposal will lead to the overdevelopment of the site. The proposed extensions and garden room have been designed sympathetically to be in character with the existing dwelling and are accommodated within the site without appearing cramped or over developing the site.
- The proposed sun room extension is comparatively modest in terms of its size, scale and massing in relation to the dwelling it serves. Its position at the rear of the dwelling also limits any visual impact when viewed from nearby properties.
- Issues of overlooking are expanded upon within the 'main planning considerations' section of the report. In summary however, the proposal complies with the guidance provided in terms of proximity and distances with the Authority's own Supplementary Planning Guidance Note- Design Guide for the Urban and Rural Environment.
- The reduction in the size of the garden is nominal and off-set by the increase in the decking area which forms part of the proposal. Notwithstanding the above, it is not considered that the remaining 'garden area' is insufficient in itself to reasonably warrant the refusal of the proposal.
- No further points of objections have been received from residents who are claimed to be affected by the proposal at the end of Ponc Y Fron Road. Notwithstanding the above, it is not considered that the raised decking area, given its proximity to properties in the locality would have such an adverse effect upon their amenities that it should warrant its refusal.

Relevant Planning History

34C179H - Amended detailed plans for the erection of a dwelling previously approved under planning permission 34C179F\DA on land adjoining - Tyn y Gamfa,Ponc y Fron,Llangefni. Permitted 03/07/2009

34C179F/DA - Detailed plans for the erection of a dwelling on land - Land adj Tyn y Gamfa,Ponc y Fron,Llangefni. Permitted 10/05/2007

34C179G - Cynlluniau diwygiedig manwl ar gyfer codi un annedd wedi ei ganiatau gynt o dan ganiatad cynllunio 34C179F\DA ar dir ger - Tyn y Gamfa,Ponc y Fron,Llangefni. Refused 06/11/2008

34C179J/CA - Felling of one Ash Tree within a Conservation Area - Fron,Lon Fron,Llangefni. Permitted 29/10/2009

34C179E - Renewal of planning consent 34C159D (dwelling) - Permitted 05/07/2004

34C/179/A - Renewal of permission 34C179 for the erection of a dwelling on land at - Tyn Y Gamdda, Llangefni. Permitted 14/02/1992

34C/179/D - Renewal of planning permission ref 34/C/179C on -Land adj Ty'n Y Gamdda, Llangefni. Permitted 05/07/2004

34C/179 - Erection of a dwelling on land at - Tyn Y Gamdda, Llangefni. Permitted 06/01/1989

34C/179/B - Renewal of permission 34/C/179A for the erection of a dwelling on land at - Ty'n Y Gamdda, Llangefni. Permitted 13/01/1995

34C/179/C - Renewal of planning permission 34/C/179B for the erection of a dwelling on land at - Ty'n Gamdda, Llangefni. Permitted 09/01/1998

Main Planning Considerations

The main planning consideration to be taken in to account is the effect on local amenities to neighbouring properties/area as a whole in regards of the proposed alterations to the property.

Concerns have been raised in regards of the design of the proposal and questioning if the alterations are considered an overdevelopment of the site.

Additional glazing is proposed as part of the alterations with two sets of patio doors on both levels of new two storey garden room. New patio doors are proposed on the ground floor of Side Elevation 1 and the erection of a Juliet balcony at the first floor of this side elevation.

The glazing of the new garden room is considered acceptable as facing the main dwelling with no immediate overlooking aspects created.

The proximity of the new Juliet balcony is approx. 30m away from nearest neighbouring property facing this side. This distance is greater than the distances noted in SPG Guidance Note 8: Proximity of Development Indicative minimum distances of new developments to neighbouring properties, Ground Floor Main Aspect of Dwelling to neighbouring Secondary Aspect of dwelling = Indicative minimum distance of 18m. It is considered the new glazing is acceptable on this side following the above guidelines along with existing mature hedges/trees on the boundary of the properties providing additional screening. The proposed new decking area is approx. 25m away from neighbouring properties, also within the indicative minimum distances.

The proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan.

Confirmation on Obscure glazing as material choice to be used for the first floor Juliet Balcony has been received by the agent. The proposed two storey extension to the main dwelling is approximately 30m distance from nearest neighbouring property building line (Conservatory of neighbouring Dolgynydd property). The indicative minimum distances noted in Supplementary Planning Guidance Booklet Guidance Note 8 for main aspect of property to neighbouring main aspect of another property recorded as 21 metres. An additional 3 metres to the indicative minimum distances noted is to be included due to the general hill side sloping elevation between these neighbouring properties. Therefore the indicative minimum distance for these properties is 24m which is a smaller distance than the recorded distance of approx 30 metres between properties. The Proposed Site Plan (Drawing No: 2878:21:3) displays the distance of the proposed two storey sunroom/bedroom extension as approx. 8.84m from Close Boarded Fence Boundary to Glenridge boundary. SPG Guidance Note 8 notes indicative minimum distance of Secondary use (e.g. Bedroom) of property to the boundary of the same property as 7.5m, a smaller distance than on site. Following the guidance from the Supplementary Planning Guidance Booklet it is considered the proximity of the development to neighbouring properties is acceptable.

A site visit was conducted by the Senior Landscaping Officer of Anglesey Council with no objection to the proposal as long as Condition (03) is implemented in respect of any tree works during construction.”

The form and proportion of the development also respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment.
- Llangefni Conservation Area Character Appraisal.

Conclusion

On balance it is considered that the proposal is acceptable in land use planning terms. Whilst detailed consideration has been given to the objections raised to the proposal it is not considered that the development will be detrimental to the character of the area and to neighbouring properties as to warrant a refusal.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **2878:21:6 – Proposed Elevations**
- **2878:21:6 – Proposed Floor Plans**
- **2878:21:3 – Proposed Site Plan**

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

(03) Prior to the commencement of the development hereby approved the proposed tree pruning works shown in drawing title General Plan with Trees shall be carried out in accordance with BS3998:2010.

Reason: In the interest of amenity

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/2021/145

Applicant: Mrs Roberts

Description: Full application for the siting of 2 shepherd huts at

Site Address: Rhosydd, Brynteg



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Refuse

Reason for Reporting to Committee

The application was called in to be determined at the Planning Committee at the request of local member Margaret Roberts.

At the planning committee of the 01/09/2021 the member resolved to recommend the application for a site visit. Subsequently, a virtual site visit has taken place and the local members are now aware of the site and its surroundings.

Proposal and Site

The site is located in the rural fringes of the settlement of Brynteg with access to the site being afforded by a private track. Sporadically located dwellings define the area along with other holiday accommodation developments such as the caravan sites to the west and north east. The application site itself currently

forms part of the residential curtilage of the dwelling known as 'Rhosydd' and is a maintained lawn area which includes mature hedging to the west boundary.

The proposal is made for the permanent siting of 2 shepherd huts which will be used as holiday accommodation

Key Issues

The key issues of the scheme are its compliance with the relevant policies of the adopted development plan along with other material considerations such as highway safety.

Policies

Joint Local Development Plan

PCYFF1 (Development Boundaries)
PCYFF2 (Development Criteria)
PCYFF3 (Design and Place Shaping)
PCYFF4 (Design and Landscaping)
TWR5 (Touring Caravan, Camping and Temporary Alternative Camping Accommodation)
PS4 - Sustainable Transport, Development and Accessibility
PS5 (Sustainable Development)
PS14 (The visitor Economy)
TRA2 (Parking Standards)
TRA4 (Managing Transport Impacts)
PS19 (Conserving and Where Appropriate Enhancing the Natural Environment)
AMG3 (Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character)
AMG5 (Local Biodiversity Conservation)

Planning Policy Wales Edition 11

SPG Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Holiday Accommodation (Sept 2007) “SPG Holiday Accommodation”

Supplementary Planning Guidance – Tourism Facilities and Accommodation (October 2018).

TAN18 – Transport
TAN 12 – Design
TAN5 – Nature Conservation and Planning
TAN6 – Sustainable Rural Communities
TAN13 – Tourism
TAN 23 - Economic

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Dim Ymateb

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No Objection
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No Comments
Cynghorydd Vaughan Hughes	No Response
Cynghorydd Ieuan Williams	No Response
Cynghorydd Margaret Murley Roberts	Referred Application to Committee
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	No Response
Uned Datblygu Economaidd / Economic Development Unit	No Response

Relevant Planning History

FPL/2020/259 - Cais llawn ar gyfer dau cwt Bugail yn / Full application for siting of two shepherds huts - Rhosydd, Brynteg - Withdrawn

Main Planning Considerations

The scheme is for the siting of 2 permanent shepherd huts in the open countryside and therefore policy TWR 3 of the Joint Local Development plan is applicable. One of the principal aims of this policy is to ensure the delivery of holiday accommodation in a manner which is acceptable in terms of visual amenity and also ensuring that there is need for such development. Policy TWR 3 permits new permanent holiday accommodation providing they can conform with the following criteria:

1. Proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:

- i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and
- ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and
- iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

The Joint Planning Policy Unit were consulted in regards to the scheme and stated that the Landscape Character Area of Red Wharf Bay (09) is considered to have capacity for small to very small scale developments. 2 units would be considered as very small scale development. It is anticipated that the scheme could be accommodated within the landscape as it would be seen within the context of the existing holiday accommodation developments and no additional access provisions would need to be made.

The need for development to be of high quality is also supported by policy PCYFF 3 and by the SPG on Tourism Accommodation and Facilities. It is not however considered that a proposal of 2 units could be considered as high quality and this is supported by paragraph 5.2.1 of the SPG which states that standalone developments within residential curtilages are not considered as high quality developments. The general thrust of paragraph 5.2.1 is to ensure that holiday accommodation developments are of a type that enhances the type and quality of tourist offer in the plan area therefore despite only single units being referred to, it is not considered that a development of 2 units would align with the aims of the SPG.

Whilst it is acknowledged that the SPG on Tourism Facilities and Accommodation is intended as Guidance, the document nevertheless carries significant weight following public consultation and adoption. Moreover, the document provides localised guidance on interpretations of high quality. In light of the proposal's failure to align with the definition of high quality, the proposal results in non-compliance with policies PCYFF 3 and TWR 3 of the adopted joint local development plan.

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should:

“Reduce the need to travel by private transport and encourage opportunities for all user 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 PS 4;” (Bullet point 12, Policy PS 5)”

This principle is further emphasised by bullet point 4 of PS 14 (The Visitor Economy) which states:

“Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse 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;”

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.35 of PPW (edition 11, December 2018) states,

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable place making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

This is supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states:

“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 principle of siting new developments in sustainable locations is reiterated the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020) which states that:

“The planning system needs to support developments which are sited in the right locations, where they can be easily accessed by active and sustainable travel modes without the need for a car. The planning system must ensure the chosen locations and resulting design of new developments support sustainable travel modes and maximise accessibility by walking and cycling. New development should improve the quality of place and create safe, social, attractive neighbourhoods where people want to walk, cycle and enjoy. We should not be promoting sites which are unlikely to be well served by walking, cycling and public transport.”

Paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by choice of modes in order to avoid the necessity to travel by car. In rural areas the lack of public

transport access needs to be balanced against the contribution tourism makes to the rural economy of the specific area.

The development is located in a substandard location in terms of its accessibility by active and sustainable travel modes without the need for a private car. The settlement of Brynteg lies a distance of 1.56Km from the application site along a busy highway which is predominantly single track with no pedestrian footpath or street lighting along the majority of its length. It is acknowledged that a footpath runs through the site and provides an alternative 0.96km route to Brynteg, However the village offers minimal provision in terms of services itself and public transport links to local service centres such as Llangefni and Brynteg.

In light of the above it is considered that the development is likely to be heavily dependent on private transport which conflicts with the objectives of the above mentioned sustainability policies.

Conclusion

The proposal does not align with the definitions of a high quality development and as such does not accord with the provisions of the adopted development plan or other material considerations. The relatively rural location of the site will also mean that private transport will be a primary form of movement once guests have arrived at the site.

Recommendation

That the application is refused for the following reasons:

(01) The proposal by virtue of its limited number of units is not considered to be of high quality design and as such is in contravention to policies PCYFF 3 and TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan.

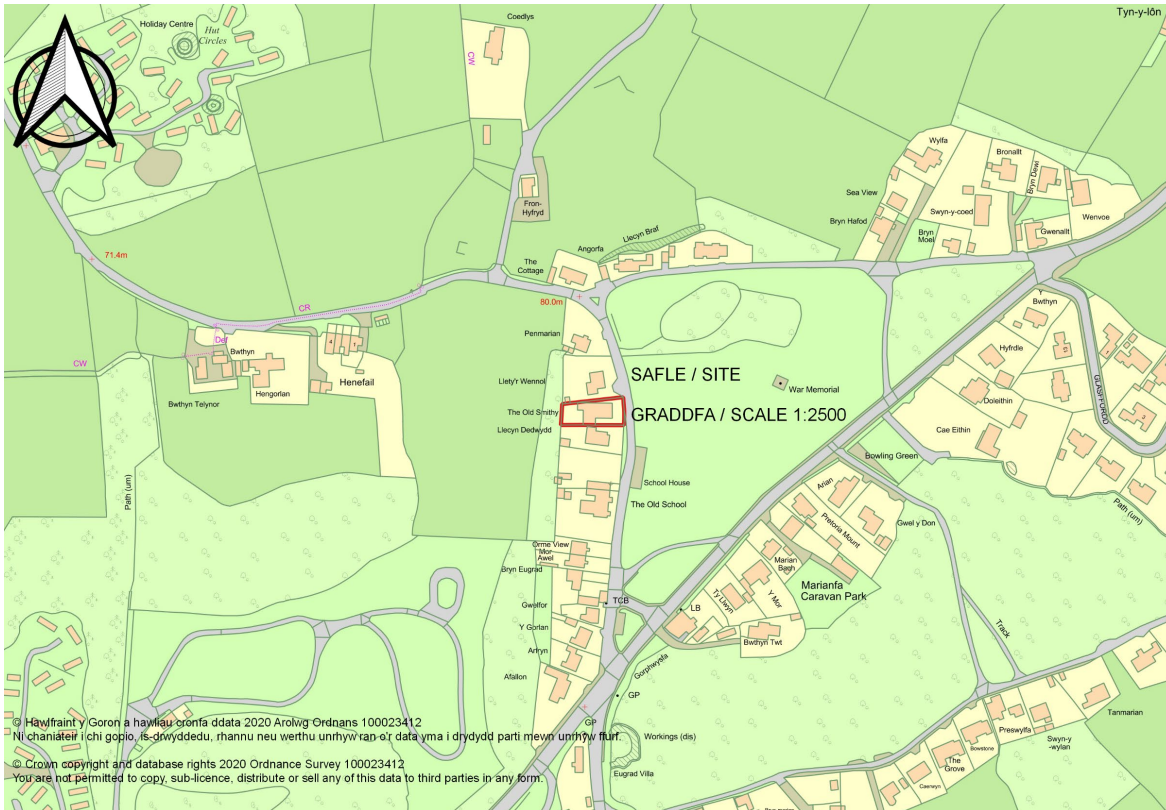
(02) The proposal is located in an unsustainable location in the open countryside and would not accord with policies TWR 3, PS,4 and PS5 of the Anglesey and Gwynedd Joint Local Development Plan (2017), Planning Policy Wales (Edition 11), Technical Advice Note 18: Transport (2007) and Supplementary Planning Guidance Tourism Facilities and Accommodation.

Application Reference: HHP/2021/157

Applicant: Mr + Mrs Booth

Description: Full application for alterations and extensions at

Site Address: The Old Smithy, Marianglas



Report of Head of Regulation and Economic Development Service (Huw Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

Local Member Call-In on behalf of local community council.

At the committee meeting held on the 1st September, 2021, it was resolved that a site visit was required. A virtual site visit has been undertaken, therefore Members are now aware of the site and its settings.

Proposal and Site

The proposal is for alterations and extensions including raised roof extension to the single storey detached property of The Old Smithy, Marianglas. The property is situated on a residential street at the centre of Marianglas with The War Memorial and Common towards the front of the property and

neighbouring single storey properties flanking its north and south elevation. No immediate neighbours located to the rear of the property

Key Issues

The key issues raised are:

- the suitability of the character/design of the new proposal
- overdevelopment of the site.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3 – Design and Place Shaping

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

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Vaughan Hughes	No Response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	Referred application to Committee
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Llaneugrad Cyngor Cymuned	Objection - The Councilors are concerned about the height and size of the extension which in their opinion would not fit with the two dwellings on either side of the application. A height of this size would look very poor knowing that the ridges of the other houses in the same area are similar in height. It was also felt that this was an overdevelopment of the site

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 27/02/2021. At the time of writing this report, no letter of representation had been received from the general public although the Community Council objected to the proposal.

The main points of objections raised by the Community Council are as follows:

- Concern expressed by the Councillors with respect to the size of the extension which does not fit with the dwellings on either side
- The raised ridge height will be discordant when viewed against other properties in the locality which are similar in height
- It is felt that it is an overdevelopment of the site

In response to the above, I would comment as follows:

- The area is characterised by a mix of property types. It is not considered that the proposal would be out of character with the general mix of property types in the area.
- As above, the area consists of a mix of property types, both single and two storey construction
- The site can accommodate the proposal without appearing cramped and causing detriment to the character of the area

A letter has also been received from the Applicant justifying the need for the proposed extensions.

Relevant Planning History

26C57 - Codi byngalo ar dir ger / Erection of a bungalow on land adjacent to - Llety'r Wennol, Marianglas. Caniatau/Permitted 06/10/1997

26C57A/DA - Cynlluniau manwl ar gyfer codi byngalo ar dir ger/ Detailed plans for the erection of a bungalow on land adjacent to - Llety'r Wennol, Marianglas.

26C57B - Cynlluniau manwl diwygiedig ar gyfer codi byngalo ar dir ger / Amended detailed plans for the erection of a bungalow on land adjacent to - Llety'r Wennol, Marianglas. Caniatau/Permitted 04/12/1997

Main Planning Considerations

The main planning consideration to be taken in to account is the effect on local amenities to neighbouring properties/area as a whole in regards of the proposed alterations to the property. Concerns have been raised in regards of the design of the proposal and questioning if the alterations are considered an overdevelopment of the site. The original proposal consisted of a single storey sun room rear extension to replace the existing conservatory which is to be demolished together with a single storey extension on the north side elevation and a proposed garage roof extension to include a dormer window on the front elevation. The original proposed plan of a rear dormer window of the new 1st floor living space has been amended to incorporate roof lights in the sloping roof in place of the dormer windows originally proposed. As the proposed 1st floor extension is to be a main seating / living area, the amendment was considered necessary so as to safeguard the privacy of neighbouring properties. It is acknowledged that the proposed roof extension will increase the ridge height of the property, however it is considered that the increase in ridge height is acceptable given the various styles of single and two storey properties on the street.

Comments from the applicant have been received providing Justification for the proposed development.

“The reason for this application is for additional internal space so our adult son who lives alone and has a mild learning difficulty will be able to live with us in due course. Although he lives independently at the present time, he still requires additional practical help and support from us and so living together as a family would benefit us all. The proposed alterations to our existing property will enable us the opportunity to adapt the building to meet the longer term needs of our family, thereby reusing an existing building, rather than potentially having to move out of the area and find a new home.”

It is also noted by the applicant that many different types and ages of property are at the local area with a variety of styles. The house is set back from the Marian with the proposals not to be any closer to the grassed open area than the existing dwelling.

Conclusion

On balance, the proposal is not considered to be detrimental to the character of the area and to neighbouring properties as to warrant a refusal.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- **A.01.02 A – Proposed Plans + Elevations**
- **A.02.02 A – Section + Sketch Images**
- **A.02.03 – Street Scape**
- **A.BLOCK – Site Block Plan**

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: PCYFF 3

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.