

Application Reference: FPL/2021/136

Applicant: Mr Meirion Roberts

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

Site Address: Wylfa, Bangor Road, Benllech



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

Recommendation: Refuse

Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At the meeting held on the 1st December 2021, members resolved to visit the site. The virtual site visit took place on the 15th December 2021.

At its meeting held on the 12th January 2022 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal site is sustainable within the village;
- No other planning factors against the proposal – such as traffic concerns;
- The unit would be a very small addition to any 'over-provision' – having only one bedroom;
- It is not considered that permitting the application would be detrimental to the policy intent relating to over-provision. Doubtful that there would be an over-provision, or a substantial over-provision, of holiday units in Benllech - 18.47% compared to the threshold of 15%.

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 to these matters;

- The proposal site is sustainable within the village;

The Local Planning Authority have raised no concerns in relation to the sustainability of the site and concur that the site is in a sustainable location, this however, is only one consideration against which the development must be judged.

- No other planning factors against the proposal – such as traffic concerns;

Development proposals must be acceptable having regard to all relevant development plan policies and material planning considerations. A development which is contrary to a specific policy or policy criterion will not necessarily be acceptable simply because it may conform with other relevant policies.

- The unit would be a very small addition to any 'over-provision' – having only one bedroom;
- It is not considered that permitting the application would be detrimental to the policy intent relating to over-provision. Doubtful that there would be an over-provision, or a substantial over-provision, of holiday units in Benllech - 18.47% compared to the threshold of 15%.

The socioeconomic and cultural impacts of second homes and short term holiday lets on communities is a highly controversial and sensitive subject at present, which has further intensified since the beginning of the pandemic. It has become an issue of such concern, that the Welsh Government are currently consulting on proposals to introduce new planning legislation and policy to tackle the negative impacts of second home ownership and short-term holiday lets.

Members argue that the current provision of 18.47% is only slightly higher than the threshold of 15% contained in the SPG and that this is only a small development of one, one bed holiday unit which would constitute only a small increase in overall provision which would not have a significant impact or undermine policy objectives.

Whilst acknowledging that the current provision of 18.47% in the Llanfair ME Community Council is only slightly above the threshold of 15%, but to put this into context, it equates to almost 1 in every 5 properties being second homes or short-term holiday lets.

In addition, it is an argument that could be repeated all too often, over and over again to the serious detriment and gradual erosion of the social and cultural fabric of the local community. It also considers this development in isolation, with no regard to the situation across the wider Community Council area. Indeed, over the past two years planning permission has been sought for the development of a total of 92 new holiday units in the Llanfair ME Community Council area alone, not including the number of existing dwellings which have become second homes or short-term holiday lets during that time. It is not just one additional holiday unit – it is one of many.

Furthermore, approval of the application risks setting a precedent which would give rise to difficulties in resisting similar applications in the locality and other areas where there are high concentrations of second homes and short-term holiday lets.

Criterion v. of policy TWR 2 is clear and unambiguous – the development should not lead to an over-concentration of holiday accommodation within the area. The SPG is equally clear in defining what over-concentration means - that favourable consideration will not be given to applications for new holiday units in areas where the proportion of existing second homes and holiday lets is greater than 15%. With the proportion in the Llanfair ME Community Council area at 18.47%, the proposal is therefore clearly contrary to criterion v. of the policy and cannot be supported.

Recommendation

That the application is refused for the following reason:

(01) The Local Planning Authority considers that the proposal would lead to an over-concentration of holiday accommodation within the area contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).

Application Reference: FPL/2021/302

Applicant: Mr Iwan Jones

Description: Full application for the change of use of land from agricultural to accommodate 10 touring Caravans at

Site Address: Bunwerth, Trearddur Bay, Holyhead



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

Recommendation: Refuse

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee as two local members have called in the application to the committee for consideration.

At its meeting held on the 12th January, 2022 committee members recommended that a virtual site visit should take place. The virtual site visit took place on the 26th January and the members are now familiar with the site and its settings.

Proposal and Site

This is a full application for the change of use of land from agricultural to accommodate 10 touring Caravans at Bunwerth, Trearddur Bay.

The site is within the AONB within a small agricultural enclosure south of the B4545 on the approach to Trearddur Bay.

Key Issues

The key issue is whether the development complies with local and national policies, whether the development comprises high quality development and whether the development would be harmful to the character and appearance of the AONB.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance Holiday Accommodation (2007)
Supplementary Planning Guidance Tourism Facilities and Accommodation (2021)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response
Ymgynghoriadau Cynllunio YGC	Comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	Concerns over impact on Area of Outstanding Natural Beauty.
Dwr Cymru/Welsh Water	Standard Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Iechyd yr Amgylchedd / Environmental Health	Standard Comments
GCAG / GAPS	No comments

Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Cynghorydd John Arwel Roberts	Requested that the planning application be presented to the Planning and Orders Committee for consideration.
Cynghorydd Trefor Lloyd Hughes	Requested that the planning application be presented to the Planning and Orders Committee for consideration.
Cyngor Cymuned Trearddur Community Council	No response

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 24/11/2021. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

FPL/2020/99 - Full application for the change of use of land from agricultural to accommodate 10 touring Caravans at - Bunwerth, Bae Treaddur/Trearddur Bay, Caergybi/Holyhead - 18/12/20 Refused

SCR/2020/24 - Screening opinion for FPL/2020/99: Full application for the change of use of land from agricultural to accommodate 10 touring Caravans at - Bunwerth, Trearddur Bay - EIA Not Required 15/07/2020

Main Planning Considerations

Proposal and General Considerations

As a context the application site comprises agricultural land within an Area of Outstanding Natural Beauty 'AONB'. The application is located in an open countryside location just outside Trearddur Bay.

Principle of Development

Policy TWR5 permits touring and caravan, camping and temporary alternative camping accommodation subject to the listed criteria though there are also other more generic policies such as PCYFF2, PCYFF3 and PCYFF4 which are considered material in considering the relationship of the proposal with their surroundings.

These policies and notably criteria 1 of TWR 5 require that the proposed development is high quality in terms of design, layout and appearance and is sited in an unobtrusive location, well screened which can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape. The supporting text of policy TWR5 at paragraph 6.3.82 states that landscape setting, site layout and screening will be important considerations in assessing proposals and that in all cases the applicant will need to submit a landscaping plan.

Supplementary Planning Guidance – Tourism Facilities and Accommodation. Developments must be high quality and the SPG refers to the quality of the development in terms of land-use considerations and not to any recognised grading scheme operated by the tourism industry. In addition to local policy requirements, national policy guidance states that development in rural areas 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 (TAN13: Transport, para 3.11).

Paragraph 3.1.2 of the SPG states that all proposed tourism developments should be high quality in terms of design, layout and appearance. A primary consideration will be the overall quality of the 'scheme', measured against the requirements of the plan's development management policies.

Paragraph 3.1.3 of the SPG provides a criteria which help define high quality development in terms of land use considerations include:

- Sites located in a sustainable location i.e. within or close to existing settlements where new development can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation and sites not normally lying in open countryside unless there is robust justification for this;
- Sites that are close to the main highway network and have good links to various modes of transport;
- Sites that are not visually intrusive on the landscape, are well screened and do not cause adverse harm to protected landscapes (e.g. the AONB and SLAs) or heritage assets (e.g. World Heritage Sites and Scheduled Ancient Monuments);
- Sites that are not located within zone C of the development advice maps (TAN15);
- Sites that are of a suitable scale to fit in with their surroundings;
- Sites that have existing landscape cover and no major visual impact;
- Protecting the undeveloped coast;
- Protecting and promoting biodiversity interest;
- Respect for the historic and natural environment;
- Helps reinforce and strengthen an existing tourism centre and makes better use of land by consolidating areas of existing tourism activity (tourist attractions, marina etc.);
- Enhancing suitable previously developed (brown field) land;
- Part of a scheme for agricultural diversification

As existing screening on the site is gappy or low in height, the north east of the site would be most visible in views from a short portion of the highway.

As the proposal is for tourers which are white, the LPA's assessment is that views of the site lean towards it being obtrusive, even if not all the tourers would be completely visible. There is scope for part of each to be visible indicating the breadth of the proposed development.

A landscaping scheme has been provided with the planning application. The landscaping scheme would reinforce the existing screening and is predicted in the assessment to take 5-10 years to become substantially effective. This is a realistic assessment and the conclusion of slight adverse is not disputed. The landscaping details received with the planning application states that the site is presently very well screened, the Local Planning Authority does not consider that the existing site is very well screened and would therefore be contrary to criteria 1 of Policy TWR 5 which states that development should be sited in an unobtrusive location, well screened which can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape.

The Agent's email dated 19th November on the previous planning application FPL/2020/99 omits the reference to 'adverse' effects and predicts more instant beneficial effects (negligible impact) from the landscaping and predicts that the majority of the view would be taken up by the recreational area. Although this is the most visible area, there would be seasonal views of the units to the rear and south west of this.

Having regard to the above it is not considered that the proposed development meets the policy requirements described above; consideration in relation to the AONB are assessed below.

The site is within the AONB within a small agricultural enclosure south of the B4545 on the approach to Trearddur Bay. The site is west of the more intensive tourist areas to the west on the coast, and is located to the north of the rocky outcrops that extend south towards Rhoscolyn on the coast. In the immediate area there are two tourism sites located to the north of the B4545 with agricultural buildings immediate to the site. The most sensitive of the limited views of the site is from the on the exit from Trearddur Bay where it is seen at the edge of the craggy landscape to the south which rises marginally to the rear of the

site. There are roadside glimpses into the site near the access interrupted by topography with some screening from hawthorn and gorse hedges.

Impact on the AONB Paragraph 5.3.5 of PPW states that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty and that development management decisions should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. There is also a statutory requirement to have regard to the provisions of the AONB Management Plan. The Countryside and Rights of Way Act 2000 requires that the council have regard to the purpose of conserving and enhancing the natural beauty of AONBs when performing their functions. The Isle of Anglesey Council AONB Management Plan includes policy CCC 3.2 which states that new developments will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB.

It is within LANDMAP aspect area YNSMNV007 Holy Island which is described as 'This consists of three parts, separated by areas of development, forming most of the island... It is low-lying with a pattern of low craggy ridges and marshy bottoms... The small roads also follow these alignments along the sides of the ridges, serving the scattered houses and farms and giving access to the popular beaches of the west coast... There are small fields with sheep, stone walls and gorse hedges... The few trees are wind-pruned... There is limited tourist development, with a few caravan/camping sites, but it remains unspoilt, with good views to the coast and to Holyhead Mountain, with a feeling of maritime openness... Overall it has a character and feeling similar to most parts of westernmost peninsula Britain, including the western part of Llyn... The quiet atmosphere of this landscape is shattered during weekdays by jets from nearby RAF Valley...'

Its overall value is High as a 'Generally quiet unspoilt rural landscape with attractive mix of rough knolls, marshy and small-scale fields, and coastal views...'

It is within Landscape Character Area 2: Holy Island with this immediate area described as 'To the south of the road, again there are rough, craggy areas. However around Rhoscolyn is an area of more undulating terrain, where glacial clay cover is more widespread, with discrete rocky outcrops and areas of coastal and estuarine alluvium'.

The LCA description notes that 'Trearddur is a good example of the influence that tourism can bring to an area to affect its character. The hotels, second homes, camping and caravan sites together with the golf course all contribute to this. Notwithstanding this, the LCA represents a landscape character that is quite distinctive – rural, wild, exposed, coastal – with the main detractor being aircraft noise from the adjacent RAF Valley airfield.'

Key Issues identified for the Coastal Landscape and recreational and tourism development are:

- Direct or indirect impact upon coastal landscapes.
- Visual impact on people's perception of the coast, its character and qualities.
- Have regard to the AONB Management Plan.

Sustainability

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) 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 placemaking 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.”

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.

It is considered that the application site is within walking distance of Trearddur Bay which has a range of facilities available within the village. It is therefore considered that the application site is in a sustainable location.

Affect on adjacent residential properties

Policy PCYFF2 (criteria 7) states that development will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Due to the distance away from the nearest residential properties, it is not considered that the proposal would have a negative impact upon their amenity.

Conclusion

It is not considered that the proposal comprises of high quality development and it would also be harmful to the character and appearance of the area which forms part of the AONB.

Recommendation

That the application is refused for the following reason:

(01)The proposal not considered to comprise high quality development and it would also be harmful to the character and appearance of the area which forms part of an Area of Outstanding Natural Beauty. This would be contrary to the provisions of policies TWR5, PCYFF3, AMG1 of the Anglesey and Gwynedd Joint Local Development Plan (2017), Planning Policy Wales (Edition 11) (February 2021), Supplementary Planning Guidance – Holiday Accommodation (September 2007) and Supplementary Planning Guidance – Tourism Facilities and Accommodation (March 2021).

Application Reference: FPL/2021/304

Applicant: Mr. G Jones

Description: Retrospective application for the use of a static caravan for holiday purposes at

Site Address: The Lodge, Capel Bach, Rhosybol



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

Recommendation: Refuse

Reason for Reporting to Committee

The application has been called in by Councillor Aled Morris Jones.

At its meeting that was held on the 12th of January 2022, Members resolved to carry out a site visit prior to determining the application.

A virtual site inspection was carried out on 26th of January 2022 and Members will now be familiar with the site and its setting.

Proposal and Site

The application site lies on the outskirts of Rhosybol village in an open countryside.

The proposal is for the use of the existing static caravan as a holiday purposes.

Key Issues

The key issues are whether the proposed development complies with the relevant planning policies and whether the proposed development impact the surrounding amenities

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 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 PCYFF 4: Design and Landscaping

Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 13: Tourism (1997)

Technical Advice Note 18: Transport (2007)

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Rhosybol Community Council	No response
Cynghorydd Richard Owain Jones	No response
Cynghorydd Aled Morris Jones	Call In to the Planning Committee
Cynghorydd Richard Griffiths	No response
Dwr Cymru Welsh Water	Comments
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments

The application was publicised by serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 17/12/2021. At the time of writing this report, no representations were received at this department.

Relevant Planning History

FPL/2019/111 - Cais llawn ar gyfer newid defnydd adeilad allanol i uned gwyliau hunan-gynhwysol yn / Full application for conversion of outbuilding into a self contained holiday let unit at - Capel Bach, Rhosybol

44C28C - Full application for change of use of storage building (B8 Use Class) into a hair salon (A1 Use Class) together with the creation of new access at Capel Bach, Rhosybol

Main Planning Considerations

The application is made for the change of use of an existing static caravan used for incidental purposes into holiday accommodation at Capel Bach, Rhosybol.

The application site is located in the open countryside, outside any defined development boundary or identified cluster.

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.

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 scales 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 3 of the JLDP relates to Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation and states that Proposals for the development of new static 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 proposal 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 high quality in terms of design, layout and appearance, and is sited in an unobtrusive location where it 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 located close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

The above policy is supported by the adopted Supplementary Planning Guidance (SPG) on Tourism Facilities and Accommodation.

Paragraph 5.2.1 of the Tourism Facilities and Accommodation SPG states that applications for standalone single caravans, chalets or pods placed in a field or within the curtilage of residential dwellings without any associated facilities are not considered to be high quality development and therefore do not align with Policy TWR 3. These type of developments do not enhance the type and quality of tourist offer in the plan area and the cumulative effects of such developments can have a negative impact on the landscape.

The planning application relates to the continued use of a single static caravan for holiday purposes. Applications for new permanent caravans have to comply with Policy TWR 3 (Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation) of the Anglesey and Gwynedd Joint Local Development Plan.

Policy TWR 3 allows for new permanent caravan developments provided that the proposal conforms with the criteria as listed within the Policy and under criteria 1ii as stipulated above. This is further explained under the guidance in relation to 'high quality' which is stated in the 'Tourism Accommodation and Facilities' Supplementary Planning Guidance under section 5.2.1.

Although it is acknowledged that the site has a Caravan Club Licence for 5 touring caravans and a converted single holiday let on site these are considered to be alternative holiday accommodation options as opposed to being associated facilities, therefore the proposal would fail to comply with the guidance provided within the Supplementary Planning Guidance.

In light of the above, the proposal is therefore considered to be contrary to the provisions of policy TWR 3 of the JLDP.

Conclusion

In light of the above, it is considered that the proposed development does not comply with the relevant planning policies and the recommendation is one of refusal.

Recommendation

That the application is refused for the following reason:

(01) The Local Planning Authority does not consider that the proposal for a single standalone holiday static caravan in the open countryside to be a high quality development and is therefore contrary to the requirements of policies PCYFF1 and TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).