

The site lies within the rural settlement of Llanrhyddlad but outside of its allocated development boundary. Agricultural buildings form the majority of the site with an associated two storey traditionally designed dwelling. Site boundaries are defined by traditional dry stone walling and are surrounded by agricultural enclosures. The 2 sheds subject this application are steel framed buildings which have been clad in metal sheeting.

The proposal is made for the conversion of 2 agricultural buildings to form a commercial launderette which will serve holiday lets, hotels and guest houses on Anglesey as stated in the accompanying planning statement.

Key Issues

The key issues are if the proposal complies with the relevant policies of the adopted joint local development plan and if its impacts upon the highways network and neighbouring amenities are acceptable.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Griffith	No response
Cynghorydd Kenneth P. Hughes	Called in to committee
Cynghorydd Llinos Medi Huws	No response
Cyngor Cymuned Cylch-y-Garn Community Council	No response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No affect on natural beauty
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	CYF 6 is relevant policy
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Dwr Cymru/Welsh Water	Condition requiring drainage details
Ymgynghoriadau Cynllunio YGC	No observations

Publicity was afforded to the proposal via the posting of personal letters to the occupiers of surrounding properties, the latest date for representations to be made in response to which was the 07/12/2021. At the time of writing this report, 4 letters of objection had been received and their contents will be addressed later in this report.

Relevant Planning History

None

Main Planning Considerations

Policy CYF 6 of the adopted Anglesey and Gwynedd Joint Local Development Plan relates to the reuse and conversion of rural buildings, use of residential properties or new build units for business/industrial uses and therefore is the primary policy in assessing the principle of this proposal. The policy states that such developments will be supported where they conform with the following criteria:

1-The scale and nature of the development is acceptable given its location and size of the building in question;

2-That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;

3-Where proposals involve the use of an existing building:

i.The building is structurally sound;

ii.The scale of any extension is necessary and of reasonable size;

iii.The building is suitable for the specific use.

The development will utilise 2 existing buildings and no extensions are proposed to which as part of this application, it is therefore considered that the scale of the proposal is acceptable. The planning statement has identified that the proposal fills a gap in the existing market which is currently outsourced off the island and therefore it is not considered that the proposal would impact the viability of nearby uses. A structural survey formed part of the submission and demonstrated that the building was structurally sound and capable of being converted as shown on the proposed plans. The building is suitable for the specific use as no extensions are required and the open nature of the existing building will provision the necessary space for the use. To ensure that the development is not to the detriment of the amenities of neighbouring properties, a condition will be imposed on the consent which restricts the hours of opening to 07:00-18:00 on weekdays, 07:00 - 1600 on Saturdays and closed on Sundays.

Planning Policy Wales recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.(para 5.6.1). PPW also states that some commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects (para 5.6.3). It is not considered that launderette as a land use would cause disturbance or have any unacceptable impacts in this location that would warrant refusal. The scheme is noted on the application form to provide 2 full time and 2 part time employment opportunities, which will contribute to supporting sustainable and vibrant rural communities.

Issues in regards to the capacity of the local highway network were raised in all of the letters of objection received, however the local authority highway department had no objection to the scheme and were satisfied with visibility splay which can be achieved and the transport statement that was provided. The transport statement detailed that the development is proposed to generate a minimum of 4 vehicular movements a day and a maximum of 10 which is considered a reasonable amount and was not objected by the Highways department.

Conclusion

The proposal complies with the relevant policies of the adopted joint local development plan and subject to the conditions imposed on this consent, is considered to be acceptable in the context of residential amenity.

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 / 1131_PL_011_2
- Site Plan / 1131_PL_008_2 Rev A
- Site Plan - Access and Parking / 1131_PL_007_2
- Proposed Elevations Barn A / 1131_PL_011_3
- Proposed Plans Barn A / 1131_PL_010_3
- Proposed Elevations Barn B / 1131_PL_013_2
- Proposed Plans Barn B / 1131_PL_012_2
- Site Plan Drainage / 1131_PL_008_2
- Yard Plan / 1131_PL_009_2

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

(03) The use shall not be carried out outside the hours of 07:00 to 18:00 Monday to Friday, 07:00 to 16:00 on Saturdays and closed on Sundays.

Reason: To protect the amenities of nearby residential occupiers.

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

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

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:

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.