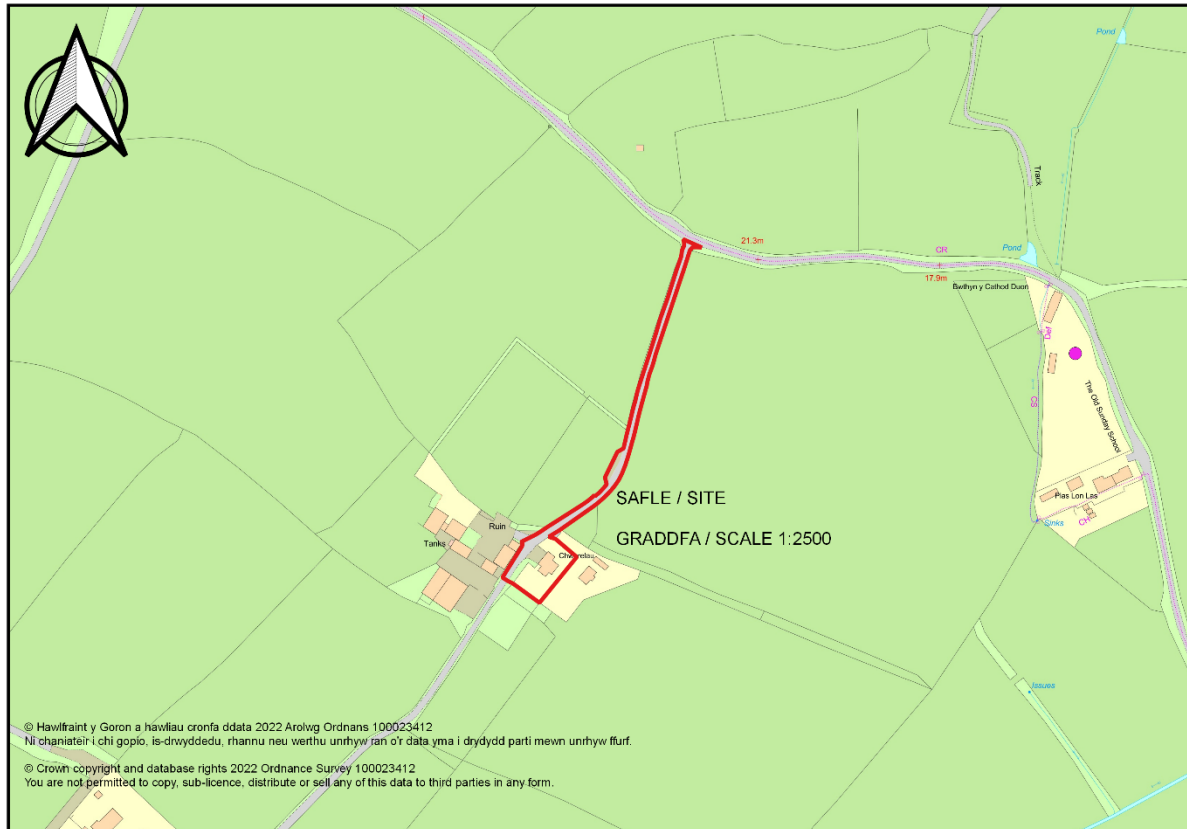


Application Reference: FPL/2021/370

Applicant: Mr M Owen

Description: Full application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at

Site Address: Chwarelau, Brynsiencyn



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the Planning Committee at the request of both former local members due to highway concerns.

At the meeting held on the 6th April 2022, members resolved to visit the site. The virtual site visit took place on the 15th June, 2022 and members will now be familiar with the site.

Proposal and Site

This is a full planning application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiencyn.

Key Issues

The key issues are whether the amendments are acceptable from a design and highway safety point of view.

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 TWR 2: Holiday Accommodation

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 4: Managing Transport Impacts

Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the passing bay that has been constructed and also satisfied with the amendments to the parking area.
Cynghorydd Peter Rogers	Call in request due to issues relating to the adoption of the road
Cynghorydd Bryan Owen	Call in request due to Highway safety

The proposal has been advertised distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 02/03/2022. At the time of writing this report, 6 no letters of representation had been received at the department.

The main objections as follows:-

- Passing bay should be located in the location as shown on the previous application
- Passing bay that has been constructed is not up to standard and does not have a hard surface
- Passing bay constructed is dangerous and on a blind corner
- Accidents nearly happened on the road
- Issues with whether this road is private or adopted
- The road is used by neighbours and access is needed 24/7
- Why is 4 parking spaces, enlargement of building and separate septic tank needed for 1 holiday let
- Previous planning applications refused in the past due to road being unsafe to cater extra traffic.

In response to the objections raised:

- This planning application has been submitted as the applicant did not firstly agree to the location of the passing bay prior to undertaking the work.
- The Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed.
- The status of the road is not a consideration for this planning application.
- Consideration has been given to the amendments and it is considered that they comply with the policies of the Joint Local Development Plan. The proposal will now connect to the existing septic tank on the land at Chwarelau.
- Each planning application is considered on its own merits. However, it is important to note that the conversion of the outbuilding to holiday use has been approved under planning application FPL/2019/212.

Relevant Planning History

FPL/2019/212 - Full application for conversion of the outbuilding into holiday let accommodation, demolition of part of the outbuilding, alterations and extensions together with the construction of a new vehicular passing bay on land at - Chwarelau, Brynsiencyn -Permit

45C491 -Full application for the conversion of outbuilding into holiday accommodation, demolition of part of the outbuilding together with alterations and extensions at - Chwarelau, Brynsiencyn - Refused

Main Planning Considerations

Previous Planning Permission

Planning permission was granted under planning application reference FPL/2019/212 to convert the outbuilding into holiday let accommodation, demolition of part of the outbuilding, alterations and extensions together with the construction of a new vehicular passing bay on land at - Chwarelau, Brynsiencyn.

Amendments

Passing Bay

Condition (06) of the previous permission required the applicant to provide details of the construction and location of a passing bay prior to the commencement of work on site. The passing bay was completed without discharging the condition. The passing bay has been completed in a different location than was shown on the approved drawings. However, the highways department have confirmed that they are satisfied with the construction and location of the passing bay that has been constructed.

Parking Arrangements

The parking arrangements has been amended, where cars will park in front of the outbuilding instead of within the curtilage of Chwarelau. The Highways Authority has confirmed that they are satisfied with the new parking arrangements.

Amendments to the building

The amendments to the building are as follows:-

- South East elevation – 2 no french doors inserted instead of 2 no windows and a door as previously approved
- North West elevation – 1 no door added to extension

· South West elevation – The approved extension has been moved slightly, the addition of a small extension and porch

It is considered that the amendments are acceptable and will not have a negative impact upon adjacent residential properties no more than the approved scheme.

Conclusion

The Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed and the new parking arrangements. The amendments to the building is considered minor in nature and will not have a negative impact upon the area or any adjoining residential property. The amendments are considered acceptable and comply with policies of the Joint Local Development Plan.

Recommendation

That the application is permitted subject to the following conditions:

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

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: To ensure that the development is in the interests of amenity.

(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building.

Reason: For the interest of visual amenity.

(04) The development work shall take place in accordance with Section 8.1 Bat Mitigation of the Preliminary Ecological Assessment and Emergence Survey for Bats prepared by Egniol Environmental Ltd, Version 1.0 dated July, 2018 submitted under application reference FPL/2019/212.

Reason - To safeguard any protected species which may be present on the site

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

Reason: To define the scope of this permission.

(06) The car parking accommodation shall be completed in full accordance with the details as shown on drawing number GA001 Rev B before the holiday unit is occupied and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(07) 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;

(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

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

(viii) 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.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference FPL/2021/370 and FPL/2019/212 and in accordance with the conditions imposed.

- **Location and Block Plan GA001 Rev B**
- **Proposed Elevations and Floorplans – GA004**
- **Structural Appraisal Report Sam P Jones Cyf – 1718481/01/A received with planning application FPL/2019/212.**
- **Preliminary Ecological Assessment and Emergence Survey for Bats – Egniol Version 1.0 dated July 2018 received with planning application FPL/2019/212.**

Reason: For the avoidance of doubt.

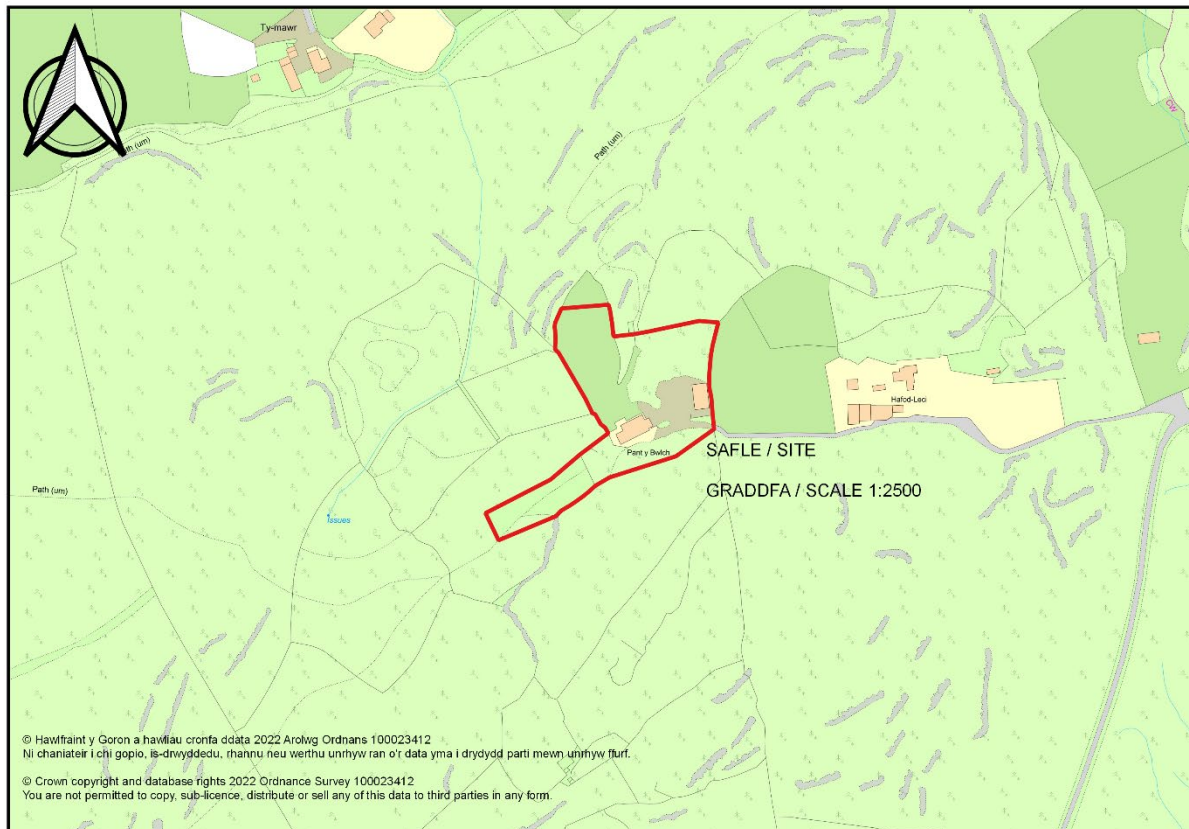
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2021/303

Applicant: Mr Chris Brennan

Description: Full application for the demolition of existing garden room together with the erection of a home office/gym in lieu at

Site Address: Pant y Bwlch, Llanddona



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 Llanddona Community Council (Proposal site near community council boundary)

At the Planning Committee held on the 6th April 2022, members resolved to visit the site. The virtual site visit took place on the 15th June 2022 and members will now be familiar with the site.

Proposal and Site

The proposed development relates to the demolition of the existing timber garden room of the rural residential property of Pant Y Bwlch, Llanddona and the erection of a new replacement garden room consisting of a home office and gym facility for recreational use by the applicant and their family

Key Issues

The key issues raised is the suitability of the character/design of the new proposal and overdevelopment of the site which is located within the AONB and is larger than what is present.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

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 to Committee
Cyngor Cymuned Pentraeth Community Council	No objection
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Footpath issue separate to Planning application as the location of the structure has been moved as part of a Revision to application.
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Dani Robertson	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 16/02/2022. At the time of writing this report 1 Web Comment by Pentraeth Community Council was received noting "No Objection" towards the application.

Relevant Planning History

22C223 - Cais llawn i ddymchwel ystafell wydr bresennol ynghyd ag addasiadau ac estyniadau yn / Full application for the demolition of existing conservatory together with alterations and extensions at - Pant y Bwlch, Llanddona. Caniatau/Permitted 09/01/2015

Main Planning Considerations

The main planning consideration is the design and scale of the proposal at its location within the AONB (Area of Outstanding Natural Beauty) of the rural coastal area of Llanddona/Pentraeth Forest. Concerns have been raised in regards of the design of the proposal and whether the alterations are considered an overdevelopment of the site as proposed garden room is larger than existing garden room. Concerns have also been raised regarding light pollution and reflection and glare caused by the new proposed home office/gym glazing.

Pant Y Bwlch is a rural property located within 10 acres of land in total, situated within Pentraeth Forest at an elevated sloping position with substantial views across towards the coastal Red Wharf Bay to the West and Traeth Llanddona area towards the North/East Elevation. The substantially large garden area of the property extends towards the rear and west side elevations of the dwelling surrounded by high mature trees and shrubs of the Pentraeth Forest. This greenery surrounding the curtilage of the property provides additional screening to the new proposal.

The proposal is considered an improvement on the existing garden room/shed which is in a current state of disrepair with high quality durable materials chosen for the new proposed garden room. The proposed elevations display the new garden room with a monopitch zinc roof sloping down along with the hillslope with no roof lights to be included. The walls of the new garden room are to be timber clad as well as timber windows and doors in keeping with the woodland setting surrounding the site. The modern design and material choices of the proposal are considered acceptable as is in keeping with the character of other new modern high quality developments within the locality and on Anglesey as a whole.

The main design concern raised is of the glazing of the proposed garden room at the front elevation. These windows will cover the whole front elevation from ground level up towards the lowest pitch point of the sloping roof, measuring approx. 1.75m in height, as well as additional smaller scale glazing on side elevations (one side with door opening) and a single rear elevation window. The proposal is smaller in scale than the existing main property of Pant Y Bwlch which has significant existing glazing including a fully glazed conservatory and 3 sets of patio doors at the front elevation, opening out towards the outdoor seating area of the wood balustrade 1st floor balcony.

Having visited the site it is noted the front elevation of the proposed new garden room is at a high vantage point with views towards the sea and towards Red Wharf Bay at a distance. It is considered the structure will be at a considerable distance from public vantage points of the beach of Llanddona and coastal area of Red Wharf Bay. The front elevation of the garden room is nearest directly viewable from the opposite mainland (Red Wharf Bay) approx. 2.5km distance away. The proposal site is only viewable from the nearest beach of Llanddona when the tide is low only. It is considered the development proximity of the householder application development to neighbouring area is acceptable as the distance is greater than the Indicative Minimum noted in SPG Guidance Note 8: Proximity of Development.

The location of the proposal is at an important natural dark skies coastal area of Anglesey. Condition (03) is to be implemented to ensure the correct appropriate glazing is to be put in place to protect the dark skies and avoid light trespass and to avoid a detrimental visual impact to the surrounding area. Condition (04) is also to be implemented to ensure that the use of the garden room is ancillary to the main dwelling only. The ancillary use of the proposal has also been specified in the Planning Statement received as part of the application.

The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area.

The proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.

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 (2008).

Conclusion

It is considered that the proposal is acceptable in land use planning terms. Whilst detailed consideration has been given to the objections raised by the community council to the proposal it is not considered that the development will be detrimental to the character of the area. It is considered the proposal is acceptable with the inclusion of a glazing condition (03) and use of garden room as ancillary to the main dwelling as detailed in condition (04) of the decision.

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.02.02 – Proposed Site Layout Rev C
- A.BLOCK – Site Block Plan Rev C
- A.01.01 – Proposed Plans + Elevations

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

(03) No development shall commence until a full detailed specification of all glazing to be incorporated throughout the front elevation of the Proposed New Garden Room is submitted to and agreed in writing with the local planning authority. The agreed details shall have a maximum target upper visible light transmission (VLT) factor of 0.65 +/- 0.05 and be installed and operational before occupation of the dwelling. Any replacement shall be of similar material, characteristics and size as that approved.

Reason- In order to control solar reflection, bio-diversity and artificial light pollution

(04) The home office/gym hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2021/303.

Reason: For the avoidance of doubt

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/2021/61

Applicant: Mr and Mrs Garnett

Description: Full application for the conversion of an outbuilding into 2 holiday units, conversion of a detached double garage into an annexe together with associated development at

Site Address: Tyddyn Dai, Pentrefelin, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Aled Morris Jones.

At the meeting held on the 6th April 2022, members resolved to visit the site. The virtual site visit took place on the 15th June 2022 and members will now be familiar with the site.

Proposal and Site

The application is made for the conversion of an existing outbuilding into 2 holiday units, together with the conversion of an existing double garage into an annexe. Other associated development comprises improvements to the access to achieve required visibility splays and the provision of a passing place.

The application site comprises a residential dwelling and associated outbuildings set in large grounds located in the open countryside, some 0.4km from the development boundary of the nearby Urban Service Centre of Amlwch. The site is also located within the designated Special Landscape Area (SLA) and contains a number of trees protected by a Tree Preservation Order.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design, appearance, highways safety and impacts upon TPO trees, the character and appearance of the SLA and the amenities of neighbouring properties.

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision

Policy TRA 1: Transport Network Developments

Strategic Policy PS 2: Infrastructure and Developer Contributions

Strategic Policy PS 14: The Visitor Economy

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

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

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 1: Welsh Language and Culture

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy TWR 2: Holiday Accommodation

Policy AMG 2: Special Landscape Areas

Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 23: Economic Development (2014)

Planning Policy Wales (Edition 11, February 2021)

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

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Griffiths	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	Request that the application be referred to the Planning and Orders Committee for determination.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Tref Amlwch Town Council	Concern regarding access and highway safety.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments and advice regarding ecology and biodiversity issues.
Ymgynghorydd Tirwedd / Landscape Advisor	Satisfied that no TPO trees would be affected by the proposal and that it would not significantly affect the qualities or characteristics of the SLA.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments and advice regarding the relevant policy framework.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Comments, no objection subject to conditions.
Ymgynghoriadau Cynllunio YGC	No observations to offer in terms of land drainage or local flood risk
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to relevant environmental and H&S considerations.

The application was afforded statutory publicity. This was by the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 03/09/2021.

At the time of writing the report, a total of 12 representations from 6 individuals have been received, the main points raised are summarised below:

- Concerns regarding road safety and increase in traffic / *The proposal has been assessed by the Highways Department (see main body of the report) whom have also been provided with copies of the neighbour representations received. Due regard has therefore been had to the relevant highway considerations and concerns raised.*
- Biodiversity and Geological Conservation concerns / *Statutory consultation has taken place with the Ecological Adviser, Senior Landscape and Tree Officer and NRW in addition the application is accompanied by relevant surveys and details and includes biodiversity enhancements.*
- Concerns regarding noise and disturbance / *The proposed holiday units are located to the rear of the existing dwelling on the property and are some 100m from neighbouring properties. There is therefore adequate separation between the development and nearby residential properties and it is unlikely that the development will give rise to such a significant level of noise and disturbance that refusal of the application on these grounds could be justified.*
- Concerns regarding waste disposal / *Given the scale of the development, 2 x 1 bed holiday units and an annexe, the development is unlikely to generate waste on such a scale as to be of significant concern. The operator will need to make appropriate arrangements with the relevant Local Authority Department/Agency in relation to waste disposal/collection.*

- Concerns regarding lack of consultation with neighbours / *The proposal has been publicised in accordance with statutory requirements as a result of which a number of representations have been received.*
- No need for holiday homes in the area which already has enough / *Policy TWR 2 of the JLDP requires consideration as to whether the development would lead to an overprovision of such accommodation in the locality, refer to assessment in main body of report.*
- Error/omissions contained in the application form / *The content of the application form is acknowledged, nevertheless due consideration has been given to all relevant material considerations as part of the assessment of the application.*
- Concern that annexe is intended to be or will become a further holiday unit / *The application must be assessed and determined on the basis of that for which it has been submitted and not speculation as to what may or may not happen at some future date. The use of the annexe will be controlled by a condition to ensure that it remains as an annexe, incidental to the main dwelling. Any future proposals for the change of use of the annexe will require appropriate application to the Local Planning Authority.*
- Approval of the development would set a precedent / *Applications must be assessed and determined on their own merits.*
- Concern regarding the content and accuracy of the SCP Transport Statement / *The proposal has been assessed by the Highways Department (see main body of the report) whom have also been provided with copies of the neighbour representations received.*

Relevant Planning History

11C134 - Defnyddio dau adeilad allanol presennol ar gyfer gwaith cydosod / diwydiannol ysgafn yn / Use of two existing outbuildings for light industrial / assembly work at Tyddyn Dai, Amlwch - Gwrthod / Refuse - 27.07.1988

11C134B - Newid defnydd a ehangu'r modurdy ac adeilad allannol presennol i fod yn 4 annedd ynghyd a gosod tanc septig newydd yn / Conversion and extension of existing garage and outbuilding to form 4 dwellings together with the installation of a new septic tank at Tyddyn Dai, Amlwch - Gwrthod / Refuse - 10.06.2008

Main Planning Considerations

The application site is located in the open countryside in the designated Parys Mountain Special Landscape Area (SLA) which includes protected trees.

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

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

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

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

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

Policy AMG 2 relates to Special Landscape Areas (SLA) and states that when considering a proposal within SLA's, there will need to be appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.

The proposed outbuilding conversion to create two, one bedroom holiday units involves the provision of new pitch slate roof structure and installation of new timber windows/doors in existing openings. No increase in the overall footprint of the existing building is proposed.

There is no specific development plan policy relating to annexes and this element of the application therefore falls to be considered under generic policies relating to design etc.

Other than the replacement of the existing garage doors with patio/bi-fold doors, no other external alterations are proposed. Any permission granted will be subject to a condition restricting its use to that of an annexe, incidental to the main dwelling.

The conversions are therefore considered to be acceptable in terms of their design which incorporates the use of appropriate materials and it is not considered that the development due to its scale would give rise to unacceptable impacts upon the character and appearance of the area, the qualities and characteristics of the designated SLA or the privacy and amenities of neighbouring properties in accordance with policies PCYFF2, PCYFF 3 and AMG 2.

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

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;
4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

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

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

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

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

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

The area in the immediate vicinity of the site is primarily residential, however there is a secondary school and leisure centre a short distance away, it is not therefore considered that the proposal would significantly harm the residential character of the area in accordance with criterion iv.

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

Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities.

- Paragraph 4.6.5 states that when assessing whether or not there is an over-provision of holiday accommodation, the following should be considered:
- Whether or not there is an even distribution of holiday accommodation across the area - A provision of holiday accommodation that has been distributed evenly across the area is a way of ensuring that it does not lead to pockets of empty properties during the winter and ensures that excess pressure is not applied on local services and infrastructure at the peak of the season;
- Sociocultural impact – If holiday accommodation permeates into a traditionally residential area it can lead to a change in people's values and behaviour, and consequently, lead to them losing their cultural identity.
- Impact on the amenities of local residents, e.g. complaints regarding noise, disturbance, increase in traffic etc.
- Lack of community facilities and services - Local businesses providing for the needs of visitors more than the needs of local residents and only opening on a seasonal basis.
- Pressure on local infrastructure - The capability and capacity of local infrastructure to cope at the peak of the season.
- Quantity of holiday accommodation - Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information.

The most recent council tax data shows that the population of second homes and self-catering holiday accommodation in the Amlwch community council area is **8.64%**.

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

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

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

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

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

No extensions, other than a new/replacement roof structure is proposed and consequently the proposal conforms with the guidance within the SPG and therefore accords with the provisions of policy TWR2.

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

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

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

The application is also accompanied by a Protected Species Survey Report which confirms that no bats were found to be using the building, however there was evidence of past swallow nesting. In accordance with the recommendations within the survey report and to satisfy the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bat boxes and swallow nesting cups, all of which are detailed on the submitted plans and will be conditioned to be followed.

The Highways Department have been consulted on the proposals which includes improvements to the existing access and the provision of a new passing place. The Highways Department have also taken into account the submitted Transport Statement by SCP Transport Planning : Infrastructure Design and the objections received which have expressed concern in relation to access, traffic and highway safety.

They have concluded that the given the scale of the development, 2 x 1 bed holiday units and an annexe, that the proposal is not likely to give rise to a significant increase in traffic in the locality. They have further noted that there is no through road past the site, consequently traffic is not heavy and primarily local.

They are also satisfied that adequate visibility can be achieved from the access through the proposed access improvements which involve the reduction in the height of the boundary walls to improve visibility and also the proposed passing place which is being offered.

Initial concerns that protected trees may be affected by the proposed access works have been addressed, the proposed site plan 500/1250 Rev. B shows that no trees would be affected by visibility requirements.

Subject to conditions, there is therefore no objection to the development from an access, traffic or highway safety perspective.

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

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

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

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

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

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

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

The application site is located some 0.4km from the development boundary of Amlwch, 0.5km from a bus stop and within 1.5km from the Town Centre. It is therefore well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part D to F). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language.

Sufficient information has been provided as part of the planning application to satisfy the requirements of the policy in relation to the Welsh language considerations.

Conclusion

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of area, highway safety, the designated SLA or upon the privacy and amenities of neighbouring properties.

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

Reason: To define the scope of this permission.

(03) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Tyddyn Dai.

Reason: To define the scope of this permission.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed holiday units.

Reason: To ensure that the development is in the interests of amenity.

(05) No development shall commence until details of the specification of the passing place as shown on drawing number SYL.922-20-PP 07 Rev A has been submitted to and approved in writing with the Local Planning Authority. Thereafter the passing place shall be completed in accordance with the agreed details prior before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(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.

(07) The access shall be laid out and constructed strictly in accordance with the submitted drawing number SYL.922-20-PP 07 Rev A before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) The access shall be constructed with 2.4 metres by 95 metres visibility splay in a Southerly direction and 140 metres visibility splay in a Northern direction strictly in accordance with the submitted drawing number SYL.922-20-PP 07 Rev A. The visibility splays shall be maintained free of any obstruction exceeding 1 metre in height above the level of the adjoining carriageway in perpetuity.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(09) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted proposed site plan drawing number SYL.922-20-PP 06 Rev B before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(10) The development hereby approved shall be carried out in accordance with the Mitigation and Recommendations detailed in section 8.0 of the Preliminary Bat Roost Assessment and Emergence Survey, Enfys Ecology dated 21.09.2020

Reason: To safeguard any protected species which may be present.

(11) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.

Reason: To safeguard any protected species which may be present.

(12) 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: SYL.922-20-PP 01 Rev A**
- **Proposed Site Plan: SYL.922-20-PP 06 Rev B**
- **Proposed Access & Passing Bays: SYL.922-20-PP 07 Rev A**
- **Proposed (Outbuildings): SYL.922-20-PP 05**
- **Proposed (ECO ENHANCEMENT): SYL.922-20-PP 09**
- **Proposed (garage): SYL.922-20-PP 04**
- **Proposed (Material Palette): SYL.922-20-PP 08**
- **Structural Inspection and Report, HA Structures Ltd, 24.09.2020**
- **Preliminary Bat Roost Assessment and Emergence Survey, Enfys Ecology, 21.09.2020**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS14, PS19, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG2, AMG5.

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.