

Application Reference: FPL/2022/51

Applicant: Hancox

Description: Full application for the erection of a 6 bedroom ancillary accommodation building together with associated development at

Site Address: Plas Rhianfa, Glyngarth, Menai Bridge



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

Recommendation: Permit

Reason for Reporting to Committee

At the requests of Councillors Carwyn Jones & Alun Roberts.

At the meeting held on the 27th July 2022, members resolved to visit the site. The virtual site visit took place on the 17th August 2022 and members will now be familiar with the site.

Proposal and Site

The application is for the erection of a 6 bedroom ancillary accommodation building together with associated development. The proposal building will be located on the site of the existing disused tennis

court within the Victorian ornamental garden grounds of the existing Plas Rhianfa hotel in Glyn Garth which is on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Ref: PGW(Gd)49(ANG). The site also lies within the Anglesey Area of Outstanding Natural Beauty (AONB).

The proposed development site is set back from the SE side of the A545 Beaumaris Road out of Menai Bridge towards Beaumaris in a fine setting overlooking Menai Strait.

The large extravagant sea-side villa of Plas Rhianfa is a grade II* listed building (Cadw Ref. 81142) and is described as of ornate French gothic style (inspired by the chateaux of the Loire). Dressed Penmon limestone rubble facing, with freestone dressings and (with the exception of the turrets), fish scale slate roofs. Built to enjoy the prospect over the Menai Strait, on a dramatically sloping site, the house is unusually configured: the ground level entrance at the rear connects to the main block by a covered bridge, and the principal storey is in fact the second storey of the main accommodation block.

The adjacent Gate-house, with gate-piers and retaining wall to courtyard, situated to NW is itself a small-scale essay in the French Gothic style and grade II listed (Cadw Ref. 83051). Directly to the S is the grade II listed (83052) French gothic/chinoiserie style Summer house and dovecote in garden of Plas Rhianfa.

Key Issues

- Whether the proposal complies with relevant development plan policies
- Whether the proposal is acceptable in terms of siting, design, appearance and scale.
- Whether the proposal would significantly affect the character of the listed building.

Policies

Joint Local Development Plan

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 20: Preserving and where Appropriate Enhancing Heritage Assets

Strategic Policy PS 1: Welsh Language and Culture

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy TWR 2: Holiday Accommodation

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Technical Advice Note 13: Tourism (1997)

Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Cyngor Gwynedd Council	No comments.
Cadw Consultations	The impact of the proposed single-storey building on the registered park and garden is considered acceptable, and not significant.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional approval.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice regarding the relevant policy framework.
Cynghorydd Alun Roberts	Request that the application be referred to the Planning and Orders Committee for determination.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional approval.
Cynghorydd Gary Pritchard	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	No objection.
Iechyd yr Amgylchedd / Environmental Health	No response at the time of writing the report.
Cynghorydd Carwyn Jones	Request that the application be referred to the Planning and Orders Committee for determination.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional approval.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Dwr Cymru Welsh Water	Conditional approval.
Ymgynghoriadau Cynllunio YGC	Comments in relation to SuDS requirements.

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 24/06/2022.

At the time of writing the report, one representation had been received.

The objection received was on the basis of the initial submission for a two storey, 8 bedroom ancillary building and which has since been amended to a single storey, 6 bedroom ancillary building. The amended plans have been subject to additional statutory publicity and no further representations have been received.

Relevant Planning History

17C464/LB - Caniatâd Adeilad Rhestredig i ail-leoli piler y giât garreg i ledu'r fynedfa / Listed Building Consent to relocate the stone gate pillar to widen the access at Plas Rhianfa, Glyn Garth - Granted 18.08.2011

17C464A/LB - Caniatâd Adeilad Rhestredig ar gyfer gwaith amrywiol yn / Listed Building Consent for various works at Plas Rhianfa, Glyn Garth - Caniatáu/Granted 15.09.2011

17C464B/LB - Caniatâd Adeilad Rhestredig i gael gwared ar 2 falconi presennol yn / Listed Building Consent for the removal of 2 no existing balconies at Plas Rhianfa, Glyn Garth - Caniatau/Granted 10.11.2011

17C464C - Newid o defnydd breswyl i letygarwch, digwyddiadau a swyddogaethau cysylltiedig gan gynnwys llety cysgu atodol ynghyd â dymchwel adeilad o fewn y cwrt, adeiladu maes parcio newydd ac estyniad i gwrtil yn / Change of use from residential into a hospitality, events and related functions including ancillary sleeping accommodation together with the demolition of a building within the courtyard, construction of a new car park and extension to curtilage at Plas Rhianfa, Glyn Garth - Caniatau/Granted 01.05.2012

17C464D/LB -Caniatâd Adeilad Rhestredig ar gyfer newid o defnydd breswyl i letygarwch, digwyddiadau a swyddogaethau cysylltiedig gan gynnwys llety cysgu atodol ynghyd â dymchwel adeilad o fewn y cwrt yn / Listed Building Consent for the change of use from residential into a hospitality, events and related functions including ancillary sleeping accommodation together with the demolition of a building within the courtyard at Plas Rhianfa, Glyn Garth - Caniatau/Granted 14.05.2012

17C464E - Newid defnydd yr annedd presennol i 8 ystafell wely yn gysylltiedig â 'Chateau Rhianfa' yn / Change of use of dwelling into 8 bedrooms linked to Chateau Rhianfa at Coed Celyn, Glyn Garth - Caniatau/Granted 21.09.2015

SCR/2022/51 - Barn sgrinio ar gyfer codi adeilad llety ategol 8 lloft ynghyd a datblygiadau cysylltiedig yn / Screening opinion for the erection of a 8 bedroom ancillary accommodation building together with associated development at Plas Rhianfa, Glyn Garth - Dim angen AEA/EIA Not required 09.03.2022

LBC/2022/5 - Caniatâd Adeilad Rhestredig ar gyfer codi adeilad llety ategol 8 lloft ynghyd a datblygiadau cysylltiedig yn / Listed Building Consent for the erection of a 8 bedroom ancillary accommodation building together with associated development at - Plas Rhianfa, Glyngarth, Porthaethwy / Menai Bridge - Heb Benderfyniad / Not yet determined

Main Planning Considerations

The application is for the erection of a 6 bedroom ancillary accommodation building together with associated development.

The proposal building will be located on the site of the existing disused tennis court within the Victorian ornamental garden grounds of the existing Plas Rhianfa hotel in Glyn Garth which is on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Ref: PGW(Gd)49(ANG). The site also lies within the Anglesey Area of Outstanding Natural Beauty (AONB).

The proposal is also subject to a separate application for Listed Building Consent (Ref LBC/2022/5).

The application was initially submitted for a two storey, 8 bedroom ancillary accommodation building, but has been amended due to concerns from consultees in relation to the design, scale and impact of the proposal upon the character and appearance of the adjacent Listed Building and the locality.

Under the revised proposals, following discussions with the relevant consultees, a single storey, 6 bedroom building is proposed.

The revised proposal is now clearly subservient in terms of height, being wholly single-storey, and scale. Other amendments include the addition of two oriel windows, and the introduction of contrasting stone cladding to west elevation. It is considered that these amendments address the LPAs original concerns that the initial proposed gable end of the extension, which is the principal view from the gardens, was somewhat stark in its appearance.

The proposed contemporary and relatively plain design of the extension, together with its subservient scale and height, will allow the larger scaled and extravagantly elaborated detailed heritage asset to continue to dominate its setting.

Additionally, it is considered that the proposed green roof and parapet wall will limit the visual impact of the extension from the principal building viewpoints whilst the existing tall stone wall will greatly obscure views from the North. Existing vegetation and substantial mature trees will reduce the proposed extension's impact from the S and W.

The proposed contemporary palette of materials are considered to be of high quality and sympathetic to the heritage asset and its setting and it is not considered that the proposals would harm the special character or setting of the listed building, adjacent listed buildings, the Registered Historic Garden or the designated AONB.

The proposal is therefore considered to accord with the provisions of policies PCYFF2, PCYFF3, AMG1, PS20 and AT1. The green roof proposed will also lead to a biodiversity enhancement and satisfy the Section 6 Duty of the Environment Wales Act 2016.

Strategic Policy PS 12 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 protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation....

Policy TWR 2 relates to Holiday Accommodation and Criteria 3 states that proposals for extending existing holiday accommodation establishments will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;*
- ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;*
- iii. That the proposal will not result in a loss of permanent housing stock;*
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;*
- v. That the development does not lead to an over-concentration of such accommodation within the area.*

In terms of criterion (i), the development is located within the curtilage of the existing hotel and therefore falls within the definition of previously developed land as defined in section 3 of PPW 11.

For the reasons outlined above, the proposal is considered to be appropriate and accords with the criterion (ii).

Criterion (iii), (iv) and (v) are not relevant to this particular development which comprises an extension to an existing business.

The proposal therefore accords with the relevant provisions of policy TWR 2.

In terms of the landscape impact of the proposal, the submitted photographs indicate a limited amount of visibility from within the historic gardens of Plas Rhianfa, principally from viewpoints 1 and 2 and minimal visibility near the shore at viewpoints 8 and 9. Photos 12-17 from the opposite shore of the Menai Strait and 18 from Bangor Pier show minimal visibility, with the proposal largely screened by mature trees in the gardens and along the shore. The garden trees are a mixture of conifer and broadleaves and there is likely to be increased visibility during the winter months, however there is still likely to be considerable screening. The proposals would not therefore have an adverse visual impact in views across the Menai Strait towards the AONB.

The proposals should conserve and enhance the character of the AONB, in particular the historic gardens and mature trees associated with the site consequently any approval will include a condition in relation to the long term management of trees.

The Highways Department have also been consulted in relation to the proposals and have raised no objections subject to a condition requiring the submission of a Construction Traffic Management Plan (CTMP).

Conclusion

The proposal is therefore considered to be acceptable and accords with relevant development plan policies and have considered the character and significance of the listed building and its setting, as well as the setting of adjacent listed buildings, and submitted a proposed design that both protects and enhances the listed building and adjacent listed building, the registered historic garden and designated AONB subject to conditions.

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 ancillary accommodation shall only be occupied in connection with the use of the existing hotel.

Reason: To ensure that inappropriate uses do not take place in this locality.

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

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

(04) Prior to the commencement of the development hereby approved a scheme for the protection of trees (Tree Protection Plan) in accordance with BS 5837:2012, for all trees within 20metres of the proposed development and site access route, shall be submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall include a specification for the

protective fencing to safeguard trees during the construction and a plan indicating the alignment of the protective fencing. It shall include details of site access, temporary parking, loading, unloading and storage of equipment, materials, fuels and waste as well as concrete mixing. The Tree Protection Plan shall be implemented as approved throughout the duration of the development works.

Reason: In accordance with PCYFF 4 to ensure retained trees are not harmed by the proposal.

(05) No development shall commence until a foul water 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 water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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.

(06) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

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.

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

- **Site Location Plan: 20-762 3 001**
- **Block Plan Proposed: 20-762 3 001 Rev A**
- **Site & Roof Plan Proposed: 20-762 3 005 Rev B**
- **Lower & Upper Floor Plans Proposed: 20-762 3 010 Rev F**
- **Elevations Proposed: 20-762 3 011 Rev D**
- **Sections Proposed: 20-762 3 012 Rev C**
- **Access Statement, Gary Johns Architects, May 2022**
- **Design Statement, Gary Johns Architect, May 2022**
- **Heritage Statement, Barton Willmore, now Stantec, May 2022**

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, PCYFF2, PCYFF3, PCYFF4, TWR2, AMG1, AMG5 AT1.

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.