

area/ Plant Room underneath at the rural property of Tan Yr Allt Bach, Llanddona. The existing main dwelling is to have an erection of a pitched roof two-storey rear extension along with two new feature bay dormer windows to the 1st floor of the front elevation of the property.

Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2 – Development Criteria

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)

Technical Advice Note 12: Design (2016)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gary Pritchard	Application to be referred to Committee
Ymgynghorydd Tirwedd / Landscape Advisor	Advice given, Strategy requested and provided.
Cynghorydd Carwyn Jones	Application to be referred to Committee
Cynghorydd Alun Roberts	Application to be referred to Committee
Cyngor Cymuned Llanddona Community Council	Object
Cyfoeth Naturiol Cymru / Natural Resources Wales	Advice and recommendations given
Priffyrdd a Trafnidiaeth / Highways and Transportation	Construction Traffic Management Plan requested, conditioned.
Dwr Cymru/Welsh Water	Advice Given
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Swyddog awyr dywyll / Dark skies officer	Concerns raised, additional information provided
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	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 14/09/2022. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

None

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Siting and Design:

Tan Yr Allt Bach is a detached farmhouse style property located at a rural elevated hill side sloping location adjacent to a main access road down towards Llanddona beach. The property is a detached two storey property with a substantially large sized curtilage/garden area surrounding the property. The existing greenery surrounding the curtilage of the property provides additional screening to the proposal site.

Having visited the site it is noted the front elevation of the proposed new extension 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 proposal site is only viewable from the nearest public beach of Llanddona when the tide is low only.

Policy PCYFF 3 of the Plan states that all proposals will be expected to demonstrate a high quality design which fully takes into account the natural, historic and built environment 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 to the relevant policy criteria:

1) 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.

Given the context of other neighbouring buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape. The modern design and material choices of the proposal are aspirational in style but is considered acceptable as to be in keeping with the character of other new modern high quality developments within the immediate locality and on Anglesey as a whole. Information on proposed materials have been received and are considered acceptable as to match the existing style of the property, slated pitched roof and render to match existing property. The addition of a glass link is a modern unique choice of design modernising and enhancing the existing property whilst being placed set back within the site area to not be obtrusive within the rural landscape. It is considered due to many other new modern design aspirational style developments within the area that the design is in-keeping with the character of the area.

Concerns have been raised regarding the impact of the proposal to the local community and types of property that are being created within the Llanddona area. Considering the current property was recently sold for an above average property price, it is, unfortunately, not attainable for local people with average work wages to purchase this type of property within the local area or indeed Anglesey as a whole. It is considered the proposal is in keeping with the existing substantially sized property and within the character of Llanddona as there are numerous different styles and sizes of property within the Llanddona 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).

Ecological Impact / Dark Skies impact / AONB:

Dark skies have been consulted regarding the new glazing included as part of the proposal. After receiving comments from the officer further information and clarification have been provided to mitigate any detrimental impact on the designated dark skies area. Drawing Number A.005 – Proposed Dark Skies Strategy has been received by the agent of the application listing the following mitigation measures: Low-Intensity Lighting, Considered Accent Lighting, Vertical Light Spillage Mitigation, Horizontal Light Spillage Mitigation, General Light Spillage Mitigation which have also been labelled on proposed plans on the drawing received. With these measures in place it is considered the impact on the dark skies and AONB area of the new development will be minimized to an extent to not produce a detrimental impact to the immediate area.

A proposed landscape strategy, drawing number A.004 Proposed Landscape Strategy, has also been received as part of this application after agent receiving consultee response from our Landscape Officer. To minimise visual impact of the new proposal it is proposed the Western Boundary of the site is to be planted extensively with local landscaping species of plants. It is also noted that throughout the site that layers of planting is to be planted throughout the site to obscure any additional light included with the new proposal. This planting also provides additional screening to the site of the proposal minimising the visual impact of the proposal.

An ecological survey has been submitted as part of this application and a Bat Activity Survey has been submitted and conducted within the emergence time period of May – September. The survey notes reasonable avoidance and mitigation measures during the construction process and lists bat and bird boxes to be placed on site. An Ecological Mitigation Overlay has also been provided as part of the application clearly labelling the required ecological boxes and their locations within the application site.

Adjacent Residential Properties:

No immediate neighbours are located nearby the property with the nearest immediate adjacent approx. 92m distance away (Cae Maes Mawr, Llanddona). This distance is a greater amount than the indicative minimum distances measured in SPG Guidance Note 8: Proximity of Development. It is considered the proximity of the development is considered acceptable.

Policy PCYFF 2 ensures the development is acceptable if the proposed development would not 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.

Conclusion

It is considered that the proposal is acceptable in land use planning terms. 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.

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.

- **2117 Design & Access Statement April 2021 – Revision A**
- **A.006 – Ecological Mitigation Overlay**
- **A.003 Rev A – Preliminary Drainage Strategy**
- **A.500 Rev A – Proposed 3D Visuals**
- **A.005 – Proposed Dark Skies Strategy**
- **A.302 Rev A – Proposed Extension Elevations**
- **A.400 Rev A – Proposed Extension Sections**
- **A.201 Rev A – Proposed First Floor Plan**
- **A.200 Rev A – Proposed Ground Floor Plan**
- **A.300 Rev A – Proposed House North and West Elevation**
- **A.301 Rev A – Proposed House South and East Elevation**
- **A.004 – Proposed Landscape Strategy**
- **A.303 – Proposed Material Mood Board**
- **A.400 Rev A – Proposed Extension Sections**
- **A.002 Rev A – Proposed Site Plan**
- **A.401 Rev A – Proposed Section Renovation Works**
- **A.004 – Proposed Landscape Strategy**
- **Clwydian Ecology – Protected Species Survey – 12th of May 2022**
- **Clwydian Ecology – Bat Activity Survey – 9th August 2022**

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

(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;**
- (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.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, AMG 1

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: VAR/2022/48

Applicant: Susan Madine & Diane Broad

Description: Application under Section 73 for the variation of condition (04) of planning permission reference 45C260B (Full application for change of use of the existing building from A1 (retail) to mixed use A1 and A3 (retail and food and drink)) so as to change the existing opening hours at

Site Address: Madryn House, Pen Dref Street, Newborough



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Refuse

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member, Councillor Arfon Wyn.

At it's meeting held on 5th October the Committee resolved to approve a temporary permission to extend the opening hours of the premises until 10pm each day. The recorded reasons being as follows;

- i. There are three other establishments in close proximity of the application site with later opening times. What is the difference between the current application and adjoining premises

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;

i. Whilst it is acknowledged that the nearby pubic house is open late into the evening the premises have been in operation more than 100 years. Occupants of the neighbouring properties were therefore aware that the premises was a public house when purchasing neighbouring properties. The Premier Stores which is located directly opposite the current application site is open until 9pm. The neighbouring property on Chapel Street is the Fish and Chip shop and is open until 7.30/8:30pm.

The current application site was a former post office with the standard opening hours. Extending the hours of the premises will have a detrimental impact on the amenities currently enjoyed by the occupants of the adjoining properties. The proposal includes the provision of external seating area for customers on the pavement outside the premises. The use of this area by customers late into the evening will have a detrimental impact on the occupants of the adjoining properties along Pendref Street. .

Policy PCYFF 2 of the Anglesey and Gwynedd joint Local Development Plan states that planning permission will be refused where the proposed development would have an unacceptable adverse impact on:

7. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increase activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;

The proposal therefore conflicts with Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

Conclusion

Extending of the opening hours of the premises until 10pm each day, albeit for a temporary period of 2 years, cannot be supported as the proposal would by reason of noise and number of visitors to the establishment together with the use of the outside seating area would detrimentally affect the amenities of the neighbouring residential properties and is contrary to local and national policies.

Recommendation

That the application is refused for the following reason:

(01) The local planning authority consider that extending the hours of operation will adversely affect the amenities of the occupants of nearby properties by reason of noise and general disturbance and is therefore contrary to Policy PCYFF2 of the Gwynedd and Anglesey Joint Local Development Plan

Application Reference: HHP/2022/171

Applicant: Mr & Mrs D Adams

Description: Full application for alterations and extensions with Juliet balconies at

Site Address: Awel Y Bryn, Trigfa, Moelfre



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

Recommendation: Permit

Reason for Reporting to Committee

Call In At the request of the Local Member - Councillor Ieuan Williams.

At the meeting held on the 5th October 2022, members resolved to visit the site. The virtual site visit took place on the 19th October 2022 and members will now be familiar with the site.

Proposal and Site

The application received is for the erection of new dormer windows to the front and rear elevations of the detached property of Awel Y Bryn, Trigfa, Moelfre to create a new 1st floor living space at the roof space of the existing single storey property.

Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2 – Development Criteria
Policy PCYFF 3 – Design and Place Shaping
Policy TRA 2 – Parking Standards
AMG 1: Area of Outstanding Natural Beauty Management Plans

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice Given
Cynghorydd Euryn Morris	No Response
Cynghorydd Margaret Murley Roberts	No Response
Cynghorydd Ieuan Williams	Application to be referred to Committee
Cyngor Cymuned Moelfre Community Council	<p>Following a meeting of the Community Council above last night where two members of the public attended, they represented many of their neighbors on the Trigfa estate, Moelfre. The Council has listened to their argument against this application and as a result, the Council notes a very strong opposition to the Application. Relevant and intelligent comments were put forward by both of them and this was enough to raise concern on every member and everyone was unanimously against it.</p> <p>Broadly, these are some of the comments raised:-</p> <p>The property was originally a 2 bedroom bungalow but now with extensions, a pod in the garden and a further request to make an extension, it will be possible for between 12 and 16 people to sleep here.</p> <p>The wall at the front of the house has been demolished to make room for 4 cars to park there (no information if a planning application has been</p>

	<p>made for it). Having said this, where will any other car be parked? There's not much room to turn in that corner as it is.</p> <p>At the back of the garden, there is a pod, a hot tub, and an outdoor patio with seating for many people. Although you don't have to get permission to place these things in a garden, the residents' concern is parties late at night in a quiet little corner of this estate with maybe 16 people making a fuss.</p> <p>If this was originally a property with two bedrooms, taking into account the possibility that 16 people were staying here, what about the carport system? Is the septic tank sufficient now?</p> <p>Balcony – Many of the houses around the estate have a balcony but none as large as what is in the application so it will not suit the area.</p> <p>The residents and also the members believed that this will be a start as the owner has bought a piece of the field which is at the back of the garden and the rumor is that he has said that more pods will go there. We understand of course that there is no proof of this but the concern is that this will happen as a result of this application being accepted.</p>
<p>Priffyrdd a Trafnidiaeth / Highways and Transportation</p>	<p>I can confirm that I have no objections.</p> <p>I would however advise that the applicant ensures that he has run everything through with they're neighbors in regards to the construction phase as there is a potential to block them in given that a number of properties lie at the end of the cul-de-sac.</p>

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 08/09/2022. At the time of writing this report 2 web comments of objection have been received together with approx 17 Letters of Objection. The main comments summarized were as follows:

- Access and Parking/Vehicle Concerns of additional bedrooms to property.
- Blocked access to Emergency Vehicles, Delivery vans, post vans and Refuse Collection at the location of the end of this Cul-De Sac of the Trigfa residential estate
- Noise pollution/concerns, loss of Peace and Quiet of immediate residential area with the additional occupants
- Capability for the amended property of sleeping 12+ people, "Party House" with potential for late night noise.
- Overdevelopment - Cumulative effect of other previous developments at the site, Garage conversion to accommodate 6 people (Various descriptions of this converted room received: En suite bedroom/Cabin Room/3 bunk beds) and a "Glamping pod" unit (sleeps 2) at the side elevation of the property. Also a new Patio, Hot Tub and fire pit also placed at the rear garden of the property.
- Use of amended property – Property previously advertised as a holiday let business (As recently as 2020)

- Development contributes nothing to immediate area nor the village or Island. Detrimental Impact
- Effect on Privacy of a new “upper floor”
- Out of Character with the estate / Non-cohesive
- Community eroded by intermittent arrival of a sizeable number of short term visitors in which this developments add to.
- Previous flouting of planning rules with the removal of a dry stone wall and extension of the rear garden of the property.
- Loss of light / Overshadowing created by the placement of the new dormer windows.
- Change of 2 bedroom single storey property to a 5 bedroom two storey “monstrosity”
- Possible increase of refuse at the property resulting in possible seagull nuisance and increased vermin.
- Loss of Sea Views to neighbouring properties
- Property a business venture with the proposed extension to increase the revenue received from letting the property out.
- Effect on AONB
- Noise and nuisance caused by existing on going building works at the site
- Safety concerns as Previous fire at the property.

In the response to the large amount of comments received for this application a Justification Statement was requested and received by the agent of the application. It is considered the justification statement provided the required additional information to provide an adequate response to the concerns raised. I have briefly stated a response to the summarized comments above:

- Main consideration with the application is regarding parking concerns. No objection is noted by the Highways department for this application. Nevertheless a Parking Diagram has been submitted as part of the Justification statement displaying space for up to 5 cars on the driveway of the property.
- It is considered the parking will be off road for the owners of this property, not affecting access to the Cul-De-Sac
- The application is for 2 additional bedrooms and Snug area for the property. The use class C3 Dwellings has been specified to remain. It is therefore considered as there is no change of use of the property that the noise levels will remain the same as existing.
- It has been confirmed by the applicant that the use of the property is to be as a dwelling for family use only not as a holiday let business as previously listed. The planning Department cannot speculate on a use of a property and take applications at face value by the information provided.
- It is considered the development of 2 additional bedrooms and “snug” area is not an overdevelopment of the existing site as the footprint remains the same, similar style dormer extensions are within the estate and the extension is subservient towards the existing main dwelling
- As previously stated the department cannot be speculative on the use of the site. As the property is currently a residential property we take it upon us that the use class of C3 Dwelling is the current and intended use.
- The proposal provides additional living space to the occupants of the property
- It is considered any overlooking issues are to be kept to a minimal as the new dormers at the front of the property are facing the public residential road whilst the rear Juliette balcony dormer roof extensions face the rear garden of the property. As the balconies are Juliette style balconies they do not extend out of the dormer extension and will be difficult to peer out on to neighbouring properties.
- The site had a similar previous planning application approved in 2010 for a previous dormer 1st floor extension. The justification statement also includes similar style dormer roof extensions within the estate.
- Cannot comment on dry stone wall, separate issue
- As previously stated the extension is within the roof of the detached property and no additional overshadowing is to be created at the site.
- Cannot police in planning terms the amount of bedrooms that are within a residential C3 Dwelling
- Refuse is not relevant issue as the use of the property is to remain the same
- Loss of sea views is not considered a planning issue
- As the application is a small scale householder it is considered the impact on AONB is to remain the same impact as the existing modernized property.

- On a planning perspective unable to comment on existing building works at the site as are not relevant to the application received.
- Safety concerns – The property will need to comply with Building Regulations department if Planning permission is granted.

Relevant Planning History

40C262 - Addasu ac ehangu yn / Alterations and extensions at - Awel y Bryn, Trigfa Estate, Moelfre – Tynnwyd yn Nol / Withdrawn

40C262A - Addasu ac ehangu yn / Alterations and extensions at Awel y Bryn, Moelfre. Caniatau / Permitted 14/02/2006

40C262B - Adnewyddu caniatad cynllunio rhif 40C262A ar gyfer addasu ac ehangu yn / Renewal of planning permission ref 40C262A for alterations and extensions to - Awel y Bryn, Trigfa Estate, Moelfre. Caniatau/Permitted 28/01/2011

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Siting and Design:

The proposal is for the erection of roof dormer windows to include to the detached single storey property of Awel Y Bryn for the creation of a new 1st floor living area to include 2 new double bedrooms with en suites and a Snug area in the middle adjoining the 2 new bedrooms. The proposed dormers to the front and rear elevations allow the existing roof space to be utilised to provide additional accommodation for the applicants without increasing the overall footprint of the property. The proposed new dormer windows are to be flat roofed with horizontal cladding, similar in design to other dormer roof extensions in the immediate vicinity of the residential estate. It is also confirmed the overall roof height will not be increased with this proposal or extend beyond the main external walls of the property, subservient in size and scale to the main existing dwelling.

Policy PCYFF 3 of the Plan states that all proposals will be expected to demonstrate a high quality design which fully takes into account the natural, historic and built environment 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 to the relevant policy criteria:

1) 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.

Previous planning at the property site include planning approvals granted for a similar scheme for 1st floor living accommodation at the property (see planning ref: 40C262B approved 20/12/2010). This scheme included 2 new 1st floor bedrooms and a substantially sized central rear dormer with a veranda. This previously approved scheme has many similarities in comparison to this current application submitted in terms of size and scale.

Given the context of other buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape as the property is to have the same footprint to existing structure at the site

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).

Adjacent Residential Properties:

Awel Y Bryn is a detached residential property located at an end of a cul-de-sac of detached residential properties within the greater estate of Trigfa at the coastal town of Moelfre. Neighbouring properties are towards the North and South side elevations of the dwelling with a residential road / cul-de sac towards the front elevation and no immediate neighbours towards the rear elevation of the property (fields include a public footpath towards the headland of Moelfre).

Policy PCYFF 2 ensures the development is acceptable if the proposed development would not 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.

It is considered any overlooking issues are to be kept to a minimal as the new dormers at the front of the property are facing the public residential road whilst the rear Juliette balcony dormer roof extensions face the rear garden of the property and fields at the rear of the property with views towards the sea. As the balconies are Juliette style balconies they do not extend out of the dormer extension and will be difficult to peer out on to neighbouring properties. It is considered the proposal complies with Policy PCYFF 2.

Parking / Highway Concerns:

No objection is noted by the Highways department for this application. A Parking Diagram has been submitted as part of the Justification statement displaying space for up to 5 cars on the driveway of the property, complying with Parking Standards for use Class C3 Dwellings which requires 4 car parking spaces for a 5 bedroom dwelling on any new development. The justification statement also displays the two roads serving the property providing adequate access for emergency vehicles, deliveries, bin collections etc. and that the proposal site is not reliant on on-street parking.

Use of Dwelling:

In regards of current policy and regulations the planning department cannot police use of C3 dwellings being let out as single unit holiday lets. Nevertheless confirmation from the agent has been received that the use of the property is for the applicant and for their large family only.

It is understandable the use of the property has been a contentious issue as the property has been previously advertised as a holiday let business in the past and the issues that arise with such a business have been felt by the neighbouring residents within the immediate area. The site is no longer advertised as such a business online. We as a department must accept applications at face value with the information provided as part of the application. It is considered the justification document provides an adequate response to concerns raised during the consultation/notification process by providing further clarification of the residential use of the dwelling.

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The decision takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

Conclusion

It is considered that the proposal is acceptable in land use planning terms. 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.

Recommendation

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.

(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(300)01 – Planning Drawing – Proposed Floor Plans & Sections**
- **A(300)02 Revision A – Planning Drawings Proposed Elevations**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, TRA 2, AMG 1

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/2022/66

Applicant: Mr. Dafydd Owen

Description: Full application for the change of use of land into a car parking area at

Site Address: Porth Wen, Llanbadrig



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member, Councillor Aled Morris Jones.

At its meeting held on the 5th October the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal would combat existing parking and highway safety problems by providing a safe off road parking area.
- The proposal would protect the landscape (a designated Area of Outstanding Natural Beauty) and highway verges from damage.

- On condition that overnight parking is prohibited and that the site is cleared and locked overnight.

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 would combat existing parking and highway safety problems by providing a safe off-road parking area.

The LPA acknowledge that there are existing traffic and parking issues in this particular locality and that the provision of a dedicated parking area would go some way to alleviate those issues. However, as noted in the earlier report, the LPA are of the opinion that the primary reason that this particular area is so popular, is the presence of the nearby Porth Wen Brickworks and it is again emphasised that the Brickworks are located on private property with no public access and where there are known health and safety concerns, consequently access to the site, without the permission of the landowner constitutes unlawful trespass.

The LPA remain of the opinion that the provision of a car parking facility in this location, would likely lead to an increase in visitors to the area, and to the Brickworks in particular. Given the fact that the Brickworks is private property, outside the applicant's ownership and with known health and safety concerns, the LPA consider that it may be imprudent for the Council to be seen to be encouraging or facilitating trespassing on private property.

The Local Member made reference during the meeting to several other attractions along the coast and whilst these are noted, they are in fact some distance away from the application site, closer to the village of Cemaes and do not account for the traffic and parking issues in this particular location. In addition and with the exception of the former Llanlleiana porcelain works, they are all also publicly accessible.

Notwithstanding, that the proposal may serve to combat the traffic and parking issues the development must otherwise accord with relevant development plan policies.

Policy TWR 1 of the JLDP relates to visitor attractions and facilities and states that:

Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

1. *The re-use of an existing building(s) or a suitable previously used site; or*
2. *The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or*

3. *An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction to which it relates.*

The proposal neither makes use of an existing building or previously used site, is not closely related to or part of an existing tourist facility and does not involve an activity that is restricted to this specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction to which it relates.

The proposal is therefore plainly contrary to policy TWR 1 and there is simply no policy basis under which to support the development.

- The proposal would protect the landscape (a designated Area of Outstanding Natural Beauty) and highway verges from damage.

Strategic policy PS 19 relates to conserving and where appropriate enhancing the natural environment and states that the Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question.

Policy AMG 1 relates to Area of Outstanding Natural Beauty Management Plans and states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

The Anglesey AONB Management Plan 2015-2020 notes:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites.

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB 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. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.

*LANDMAP describes the area 'to the east and west of Amlwch, extending from the coast 2km... inland, this is an intricate small scale landscape with winding lanes, glimpses of the coast, small craggy hillocks and damp valleys... There are scattered houses and small fields... Within the area is the settlement of Bull Bay dominated by bungalows and holiday accommodation, and an adjacent golf course... These detract from the integrity of the nearby landscape, as do views glimpsed to Wylfa power station... Otherwise, this is an attractive varied landscape...' and of **High** value as an 'Attractive and distinctive intricate landscape with rocky parts, views to coast, sheltered valleys... Generally unspoilt, except around Bull Bay'*

The installation of the proposed grass reinforced mesh would have localised adverse visual effects restricted to the site and immediate surroundings. When in use, parked vehicles will be prominent with temporary effects. Other structures such as barriers/bins/signage would if needed have more permanent effects.

Notwithstanding that the proposal would help to protect the roadside verges from damage cause by vehicular parking, it is the effects of the proposal itself upon the landscape which must be considered in terms of judging the acceptability of the development. The LPA consider that proposal would neither conserve nor enhance the special qualities of the AONB and would arguably lead to greater harm to the designated landscape than that caused by the traffic and parking issues. There is therefore no compelling

need or justification for the development in this particular location which would outweigh the value of the site and national policy protection. The proposal is therefore contrary to policy AMG 1 of the JLDP.

- On condition that overnight parking is prohibited and that the site is cleared and locked overnight.

The LPA do not consider that the imposition of the condition would overcome the fundamental conflict with development plan policies as outlined above.

Recommendation

That the application is refused for the following reasons:

(01) The Local Planning Authority considers that the proposal would result in an unacceptable and unjustified development in the open countryside unrelated to any existing tourist attraction contrary to the provisions of policies PCYFF1, PS14 and TWR1 of the Anglesey and Gwynedd Joint Local Development Plan.

(02) The Local Planning Authority considers that the development neither conserves nor enhances the special qualities and features of the designated Area of Outstanding Natural Beauty to the detriment of the character and appearance of the area contrary to policies PS19 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.