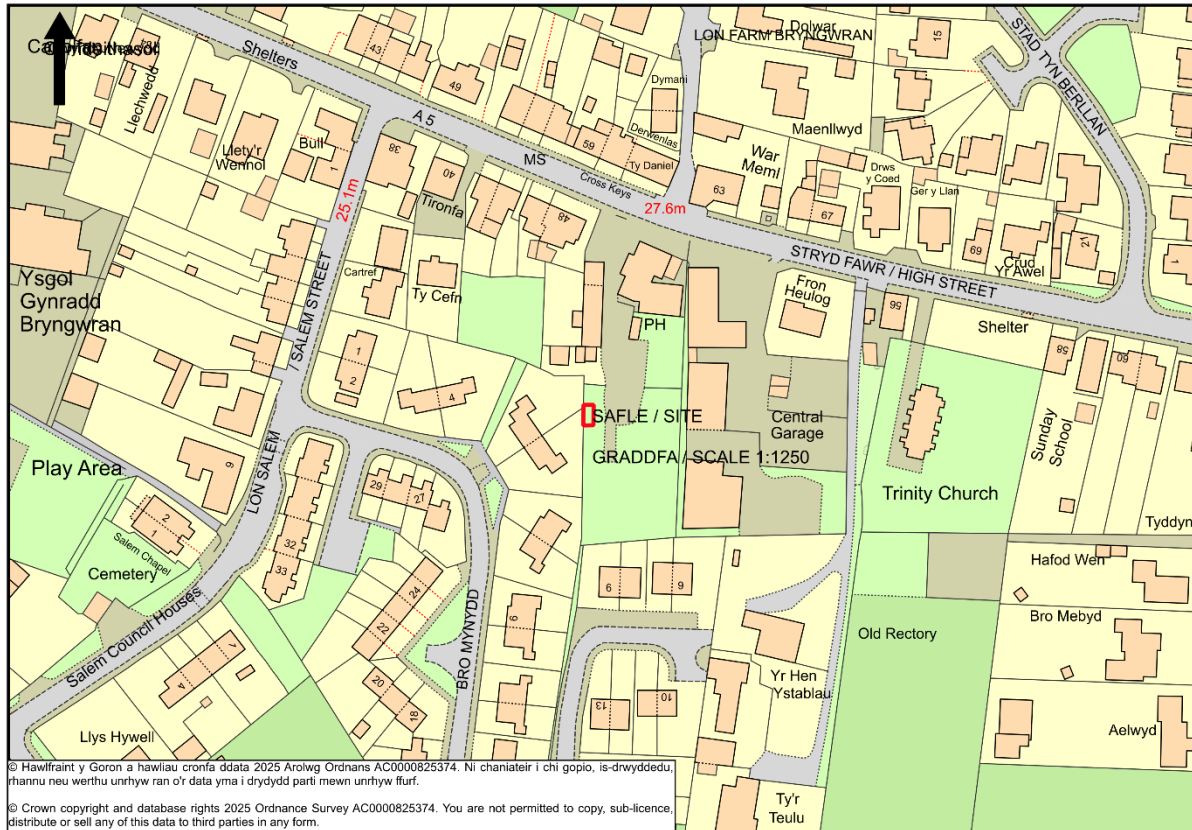


Application Reference: FPL/2025/26

Applicant: Bryngwrn Cymunedol Limited

Description: Retrospective application for the retention of the storage container at

Site Address: lorwerth Arms, High Street, Bryngwrn.



**Report of Head of Regulation and Economic Development Service (Owain Rowlands)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The planning application is being presented to the Planning and Orders Committee as the applicant has a connection to a serving Elected Member in accordance with section 4.6.10.2 of the Council's constitution.

**Proposal and Site**

The application site is the lorwerth Arms, which is located along the High Street within the development boundary of Bryngwrn as defined by the Joint Local Development Plan (JLDP).

The application presented is a retrospective application for the retention of the storage container, which has been submitted following an enforcement investigation.

### Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

### Policies

#### Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note 12: Design (2016)

#### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Provided health and safety informatives.
Draenio / Drainage	Provided flood risk informatives.
Dwr Cymru Welsh Water	Requested a surface water drainage condition and provided advisory notes.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the development and provided highways informatives.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Stated that no ecological survey is required and requested confirmation of any vegetation removal. Stated that a green infrastructure statement is required, provided advice on external lighting and recommended nature boxes as biodiversity enhancement.
Cynghorydd Douglas Massie Fowlie	No response received.
Cynghorydd Neville Evans	No response received.
Cyngor Cymuned Bryngwran Community Council	No response received.

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 07/03/2025. At the time of writing this report, no letter of representation had been received at the department.

#### Relevant Planning History

16C76 – Alterations and extensions to Iorwerth Arms, Bryngwran. Approved 05/04/1990.

16C76A - Erection of a smoking shelter to the rear of lorwerth Arms, Bryngwran. Approved 05/06/2007.

16C76B - Full application for conversion of outbuilding used as ancillary storage to the public house into a shop (A1) a hairdresser's (A1), cafe (A3) and meeting rooms (B1) together with alterations at lorwerth Arms, High Street, Bryngwran. Approved 05/12/2018.

DIS/2019/100 – Application for discharge condition (03) (photographic survey of the buildings) of planning application 16C76B (conversion of outbuilding used as ancillary storage to the public house into a shop (A1) a hairdresser's (A1), cafe (A3) and meeting rooms (B1) together with alterations) at lorwerth Arms, High Street, Bryngwran. Condition Discharged 29/10/2019.

VAR/2020/40 - Application under Section 73 for the variation of condition (07) (Approved plans) of planning permission reference 16C76B (Conversion of outbuilding into cafe, hairdressers, shop and offices) so as to allow amended layout at lorwerth Arms, High Street, Bryngwran. Approved 09/09/2020.

### **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.

### **Proposal and Site**

The application site is the lorwerth Arms, which is located along the High Street within the development boundary of Bryngwran as defined by the Joint Local Development Plan (JLDP).

The application presented is a retrospective application for the retention of the storage container, which has been submitted following an enforcement investigation.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and Biodiversity

#### **i. Siting and Design**

The storage container is located on an area of hardstanding to the southwest corner of the pub car park. It is a green container measuring approximately 6m by 2.4m and 2.6m in height which is used for the storage of equipment related to the operation of the pub. It is situated close to the western boundary which consists of trees and hedges, ensuring its integration into the building environment in accordance with policy PCYFF 3. The container is well contained within the site as the southern and eastern boundaries also consist of mature hedges. Its colour ensures that it respects the context of the site, which is an existing commercial premises with an external sheltered area and a beer garden to the rear. Condition (04) will grant a temporary permission for 3 years, which will allow the LPA to monitor any impacts on the surrounding area.

#### **ii. Impact on Adjacent Residential Properties**

The site is located within the development boundary of Bryngwran, with properties on the Bro Mynydd estate located to the west of the container, separated by the existing boundary hedge. The properties on the Bro Crigyll estate are located to the south of the site, whilst the eastern boundary is shared with commercial properties. Due to the small-scale nature of the development on an existing commercial premises, which is screened on all boundaries, the privacy and amenities of neighbouring properties will not be affected in accordance with policy PCYFF 2. Condition (04) will allow the LPA to re-assess the situation in 3 years to ensure that the neighbours remain unaffected.

### iii. Ecology and Biodiversity

A hedgehog house will be placed in the grassed area to the south of the container to provide overall biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

### Conclusion

The proposal is a small-scale development to retain the storage container that is used in connection with the Iorwerth Arms. It is of an appropriate design and scale to ensure integration into the site, it is not considered to negatively impact the neighbouring properties and overall biodiversity enhancement will be secured as part of the scheme.

### Recommendation

That the application is permitted subject to the following conditions:

**(01) 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.**

- 11139-000-A: Location plan
- 11139-000-C: Biodiversity enhancement plan
- 11139 GIS - Green infrastructure statement
- 11139 SI - Planning statement

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

**(02) 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

**(03) Within three months of the date of this permission the hedgehog house shown on the proposed biodiversity plan, drawing reference 11139-000-C, shall be installed and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

**(04) The storage container hereby approved shall be removed from the site within 3 years of the date of this permission and the land reinstated to its original condition.**

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 2nd of April 2028 in the light of circumstances prevailing at that date.

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: AMG 5, PCYFF 2, PCYFF 3

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.