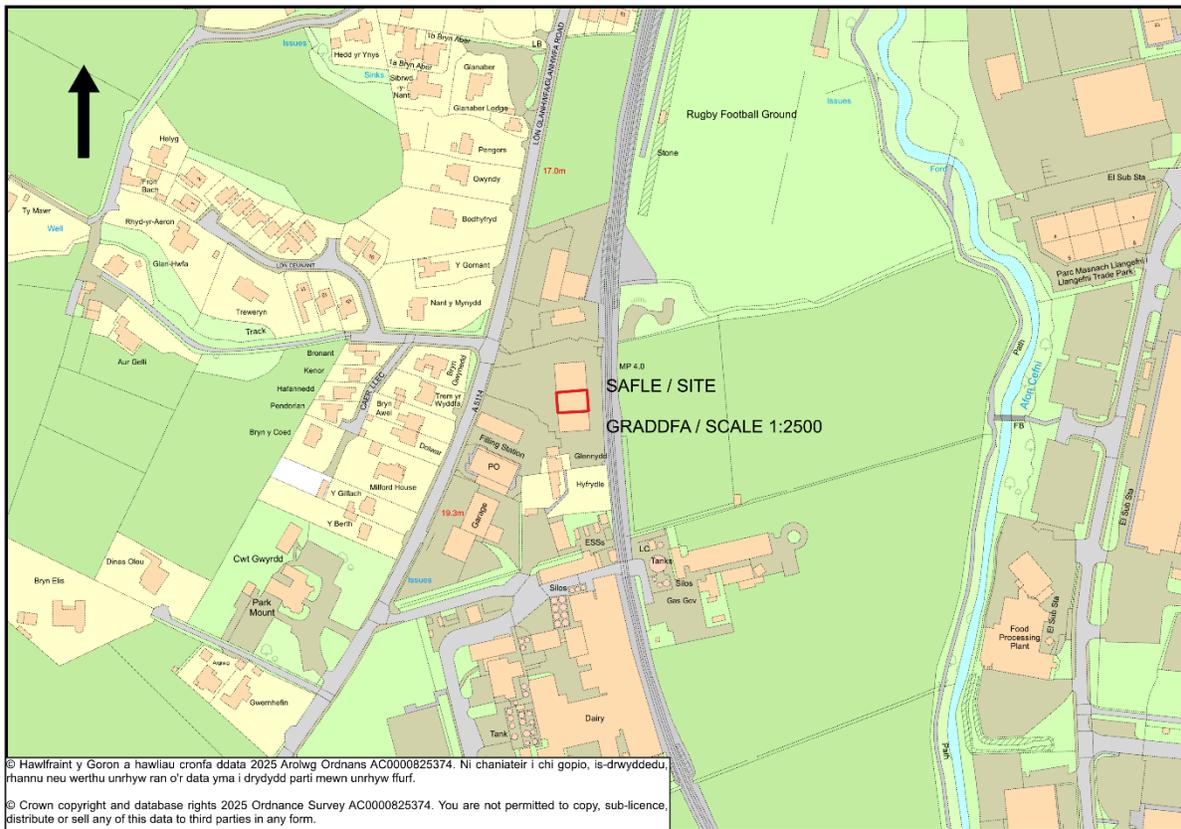


Application Reference: VAR/2025/18

Applicant: Greggs PLC

Description: Application under Section 73 for the variation of condition (02) (sale of non-food goods only) of planning permission reference FPL/2023/18 (Retrospective consent for the sub-division of a single retail unit into 2 separate retail units) so as to allow for the sale of food from Unit 2a at

Site Address: Unit 2a, Herron Services, Glanhwfa Road, Llangefni.



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 Geraint Bebb.

Proposal and Site

The application is made under Section 73 for the variation of condition (02) (sale of non-food goods only) of planning permission reference FPL/2023/18 (Retrospective consent for the sub-division of a single retail unit into 2 separate retail units) so as to allow for the sale of food.

The application site comprises one of 4 retail units located on Glanhwfa Road, Llangefni within the development boundary but outside the designated town centre as defined in the JLDP. The site is not safeguarded within the JLDP for any specific purpose. Llangefni is categorised as a Urban Retail Centre in the retail hierarchy of the JLDP.

Key Issues

The key issues are whether the proposal is in compliance with local and national planning policies.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 15: Town Centres and Retail
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 1: Welsh Language and Culture
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 1: Development Boundaries
 Policy MAN 3: Retailing Outside Defined Town Centres but Within Development Boundaries
 Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 4: Retail and Commercial Development (2016)

Technical Advice Note 23: Economic Development (2014)

Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	No comments.
Iechyd yr Amgylchedd / Environmental Health	Comments/advice in relation to environmental, food and health and safety considerations.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice re ecology and biodiversity matters.
Cynhorydd Geraint Ap Ifan Bebb	Request that the application be referred to the Planning and Orders Committee for determination.
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No objection.
Draenio / Drainage	Comments/advice.
Dwr Cymru Welsh Water	No objection.

The application was afforded publicity. This was by way of posting personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 22/04/2025. At the time of writing this report no representations had been received by the Department.

Relevant Planning History

FPL/2019/8 - Cais llawn i gadw peiriant ATM yn / Full application for the retention of an ATM machine at - Heron Services, Llangefni - Caniatáu / Permit 08.03.2019

ADV/2019/1 - Cais i lleoli arwyddion wedi ei oleuo yn / Application for the siting of illuminated signs at - Heron Services, Llangefni - Caniatáu / Permit 08.03.2019

34C72N/ECON - Cais llawn i ddymchwel yr orsaf betrol presennol a'r uned adwerthu dodrefn gyfagos , gyda chodi gorsaf betrol newydd gyda gwasanaethau atodol, ail osod tanciau tanwydd tanddaeorol a gwneud gwaith i altro'r fynedfa bresennol yn / Full application for the - Herron Services, Glanhwfa Road, Llangefni Caniatáu / Permit 09.10.2014

34C72P/LUC - Full Planning - Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer defnydd presennol yn / Application for a Lawful Development Certificate for the existing use at - Herron Services, Ffordd Glanhwfa Road, Llangefni Cyfreithlon/Lawful 10.08.2015

34C72Q/ECON – Full application for the demolition of the existing petrol station and the adjacent retail furniture unit together with the erection of a new petrol filling station with associated ancillary facilities, replacement of underground fuel tanks together with the erection of three retail units and three storage units and alterations to the existing access at Herron Services, Ffordd Glanhwfa Road, Llangefni – Granted 10.11.2016

34C72R/SCR - Screening Opinion - Barn sgrino i ddymchwel, codi gorsaf betrol newydd gyda gwasanaethau atodol / Screening opinion for demolition, erection of a new petrol filling station with associated ancillary facilities - Herron Services, Ffordd Glanhwfa Road, Llangefni Ddim angen AEA / EIA not required 10.11.2016

34C72T/DIS - Discharge of Conditions - Cais i ryddhau amodau (03), (04), (11), (15), (17) a (18) o ganiatâd cynllunio 34C72Q/ECON yn / Application to discharge conditions (03), (04), (11), (15), (17) and (18) from planning permission 34C72Q/ECON at - Herron Services, Ffordd Glanhwfa Road, Llangefni 27.6.17

VAR/2022/12 - Cais o dan Adran 73A i ddiwygio amod (02) (cynlluniau a gymeradwywyd) o ganiatâd cynllunio rhif 34C72Q/ECON (gorsaf betrol) er mwyn hepgor y wal rannu rhwng yr orsaf betrol a'r unedau manwerthu yn / Application under Section 73A for the variation of condition (02) (approved plans) of planning permission reference 34C72Q/ECON (petrol filling station) so as to omit the dividing wall between the petrol filling station and the retail units at - Herron Services, Ffordd Glanhwfa Road, Llangefni - Gwrthod / Refused 1.9.22

FPL/2023/18 - Cais llawn am ganiatâd ôl-weithredol ar gyfer isrannu uned manwerthu sengl yn 2 uned manwerthu ar wahân yn / Full application for retrospective consent for the sub-division of a single retail unit into 2 separate retail units at Unit 2 , Herron Services, Ffordd Glanhwfa/ Glanhwfa Road, Llangefni - Caniatáu / Granted 03.03.2023

Main Planning Considerations

Introduction & Background

The application is made under Section 73 for the variation of condition (02) (sale of non-food goods only) of planning permission reference FPL/2023/18 (Retrospective consent for the sub-division of a single retail unit into 2 separate retail units) so as to allow for the sale of food from Unit 2a at Unit 2a, Herron Services, Ffordd Glanhwfa / Glanhwfa Road, Llangefni.

The application site comprises on of 4 retail units (Use Class A1) located within the development boundary but outside the designated town centre as defined in the JLDP. The site is not safeguarded

within the JLDP for any specific purpose. Llangefni is categorised as a Urban Retail Centre in the retail hierarchy of the JLDP.

The development was initially approved, as part of a wider development, in November 2016 under planning permission reference 34C72Q/ECON. Permission was subsequently granted in March 2023 under planning permission reference FPL/2023/18 for the sub-division of one of the units to form 2 separate retail units to make a total of 4 non-food retail units.

Material Planning Considerations

Condition (02) of planning permission reference FPL/2023/18 (condition (13) of the original permission ref 34C72Q/ECON) states "The retail units hereby approved shall only be used for the sale of non-food goods and for no other purpose specified in Class A1 of the Schedule to the Town and Country Planning (Use Classes) order 1987 (as amended) (or any Order re-voking or re-enacting that Order)." The stated reason for the condition was to define the scope of the permission.

Analysis of planning application 34C72Q/ECON indicates that the permission sought in relation to the retail units was specifically for 'non-food' retail use, and it appears that the condition restricting use was imposed solely on the basis of the applicant's original specification as the officer's delegated report provides no clear planning or policy justification for restricting the use of the units to non-food retail.

In light of the above and having regard to the fact that no material change of use is proposed, the variation of condition (02) of planning permission reference FPL/2023/18, to allow for the sale of food from Unit 2a is therefore considered to be acceptable.

Ecology & Biodiversity

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application includes a Green Infrastructure Statement and includes appropriate biodiversity enhancement, comprising 2 swift boxes are proposed as part of the proposal.

It is therefore considered that the proposal is acceptable in terms of impact on ecology and biodiversity and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

Highways

The Highways Department have also been consulted on the proposal and have raised no objection.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to detrimental impacts upon the amenities of neighbouring properties or the character and appearance of the area.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) Retail units 1, 2 and 3 hereby approved shall only be used for the sale of non-food goods and for no other purpose specified in Class A1 of the Schedule to the Town and Country Planning (Use Classes) order 1987 (as amended) (or any Order re-voking or re-enacting that Order).

Reason: To define the scope of this permission.

(03) The bird boxes shall be installed as noted on drawing reference RPEN/S6751/07 Rev. A prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

(04) 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
- As Built First Floor Units 1, 2A, 2B and 3: 002/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Elevations All Units (Sheet 1 of 2): 003/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Elevations All Units (Sheet 2 of 2): 003/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Ground Floor Units 4, 5 and 6: 004/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Units 1, 2A, 2B and 3 without mezzanine: 008/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Units 1, 2A, 2B and 3 plus mezzanine: 009/ALL UNITS approved under planning permission reference FPL/2023/18
- As Built Plan View: 010 approved under planning permission reference FPL/2023/18
- Sequential Test Report, Owen Devenport Ltd, Ref 1506B/05/22 dated 09/01/2023 approved under planning permission reference FPL/2023/18
- Proposed Shop Front Elevation: RPEN/S6751/07 Rev. A
- Proposed GA: RPEN/S6751/03
- Green Infrastructure Statement, JMS Planning dated March 2025.

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, PS5, PS13, PS15, PS19, PCYFF1, PCYFF2, MAN 3, AMG5.

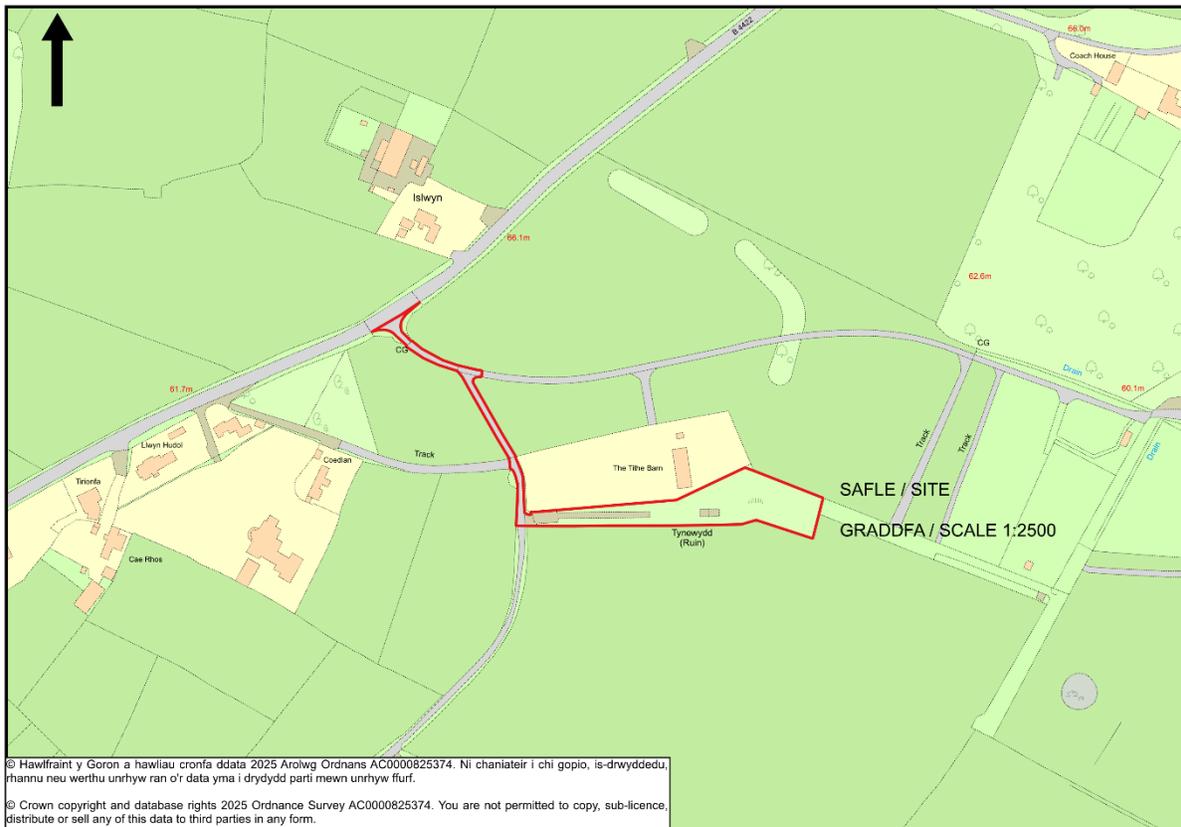
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2024/35

Applicant: Mr Richard Francis

Description: Application under Section 73 for the variation of condition (02) of planning permission reference FPL/2022/134 (Full application for conversion of the outbuilding into a 2 bedroom holiday let at) so as to amend the design at

Site Address: The Tithe Barn, Llangristiolus



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the committee as it is made under S73 to vary a permission which was originally granted by the planning committee. In addition to this, the application was called in by Local Member Geraint Bebb due to local concerns and concern regarding over provision of holiday accommodation in the area.

Proposal and Site

The site is located in the open countryside of the Llangristiolus area, with access to the site afforded via a private lane which also serves as means of access for a farm and the Henblas wedding facility. Special Landscape Area designation is given to the area and forms part of the Malltraeth Marsh and Surrounds designation. The site includes the recently converted Tithe Barn together with its associated garden and drive area, along with the building subject to this application sited to the rear of the plot bordering with the open countryside beyond. The land rises slightly from the highway, before dropping again which mostly obscures view of the site from the highway and completely obscures the building subject to this application. The Tithe Barn itself is a Listed Building and therefore by virtue of being within the curtilage of a Listed Building, the structure subject to this application is also a Listed structure. The structure is in a poor state of condition and does not include a roof or any windows/doors. Historically, the building was used as a cottage and benefits from an extant permission to convert it into a garage under application VAR/2020/15 and into a holiday let under FPL/2022/134.

This application is made under S73 so as to amend condition (02) (Approved plans) of permission FPL/2022/134 so as to allow an amended design. The amended design will follow the same design broadly as the previously granted consent but will be slightly larger by some 13m² floor area. Openings will also be removed due to the exposed location of the site.

Key Issues

The current application does not seek to alter the consented use of the building and only seeks to amend the design. As such the principle of the development has already been accepted and is not for contention as part of this application. The main issues of the scheme are the acceptability of the amended design in terms of visual impact and the impact upon the character of the Listed Building.

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
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy AMG 2: Special Landscape Areas
Policy AMG 5: Local Biodiversity Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Planning Policy Wales (Edition 12, February 2024)

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

Supplementary Planning Guidance Holiday Accommodation (2007)

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

Response to Consultation and Publicity

Consultee	Response
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Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with findings of updated survey and Green Infrastructure Statement.
Ymgynghorydd Treftadaeth / Heritage Advisor	No formal response to application but confirmed accompanying Listed Building Consent application recommended for approval.
Cynhorydd Geraint Ap Ifan Bebb	Call in due to local concern and over provision of holiday accommodation in area.
Cynghorydd Nicola Roberts	No response.
Cyngor Cymuned Llangristiolus Community Council	Object due to overprovision of holiday accommodation in area.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No observations.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties along with a site notice placed in the vicinity of the site. An advert was also placed in the local press. The latest date for representations to be made in response to the above was the 22/11/2025. At the time of writing this report, no representations have been received by the department.

Relevant Planning History

LUE/2022/11 - Application for a certificate of proposed use or development in relation to a material start having been made on permission VAR/2020/15 thus safeguarding the consent at Tithe Barn, Henblas, Bodorgan. Lawful 26/07/2022

VAR/2020/15 - Application under Section 73 for the variation of condition (03) (The development permitted by this consent shall be carried out in strict accordance to the plans submitted) of planning permission reference 36C49H (Change of use of barn into a dwelling, alterations and extensions to the former derelict cottage into a garage together with the installation of a septic tank) so as to amend design at Tithe Barn, Henblas, Bodorgan. Approved 05/08/2020

FPL/2022/134 - Full application for conversion of the outbuilding into a 2 bedroom holiday let at Tithe Barn, Henblas, Bodorgan. Approved 05/10/2022

Main Planning Considerations

Design

The structure is located within the curtilage of a Listed Building and therefore the design of the scheme is a primary consideration in order to ensure the character and distinctiveness of the historic asset is retained. The stone remains of the building will be retained and re pointed which will appear as a cladding, with dark cladding and sheeting used for the new structures. This design was considered acceptable by the local authority heritage officer and follows that same general design that was approved by the committee on the original scheme. The amendments to the scheme are considered to be minimal and would not alter the acceptability of the scheme in terms of design or its impact upon the Listed Building. Policy PS 20 of the JLDP requires that Proposals preserve and where appropriate enhance the heritage assets, their setting and significant views into and out of the building/area. It is considered that the scheme achieves this and thus conforms with PS 20.

Ecology

Under policy AMG 5 and the Council's duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of bat boxes on the building along with a landscaping scheme and ecologically sensitive lighting. These measures were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

Conclusion

The scheme was assessed against the joint local development plan together with accompanying national policies and supplementary planning guidance, where it was found to be in conformity with all relevant policies. No other material considerations are present which indicate a decision other than that of approval is justified. The scheme would not drastically alter the permission nor would it have a different impact upon the designed Special Landscape Area or the Listed Building. The scheme does not alter the number of units proposed and therefore will not result in an overprovision of holiday accommodation as stated by the local member. The scheme is therefore recommended for approval.

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.

- **Site Location Plan / 20-205-100 A**
- **Proposed Floor Plans and Elevations / 20-205-120 Rev H**
- **Site Plan - As Proposed / 20-205-110 Rev H**
- **Proposed Sections / 20-205-160 Rev B**
- **Proposed Hard and Soft Landscaping Plan / 20-205-115 Rev D**

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

(03) No development (including clearance, stripping out or demolition) shall take place until a photographic survey of the buildings has been undertaken in accordance with the *Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings*, and the survey has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

Discharged under application DIS/2023/71

(04) The development 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.

(05) No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained. Soft landscape works shall include planting plans; written specifications; schedules of plants noting species and proposed numbers/densities where appropriate.

Reason: In accordance with policies AMG 5 (biodiversity enhancement) and PCYFF 4 (visual amenity) of the Joint Local Development Plan.

Discharged under application DIS/2023/71

(06) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In accordance with policies AMG 5 (biodiversity enhancement) and PCYFF 4 (visual amenity) of the Joint Local Development Plan.

(07) 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: In the interests of residential and visual amenity.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, AT 2, PS 20, AMG 2, AMG 5, TWR 2.

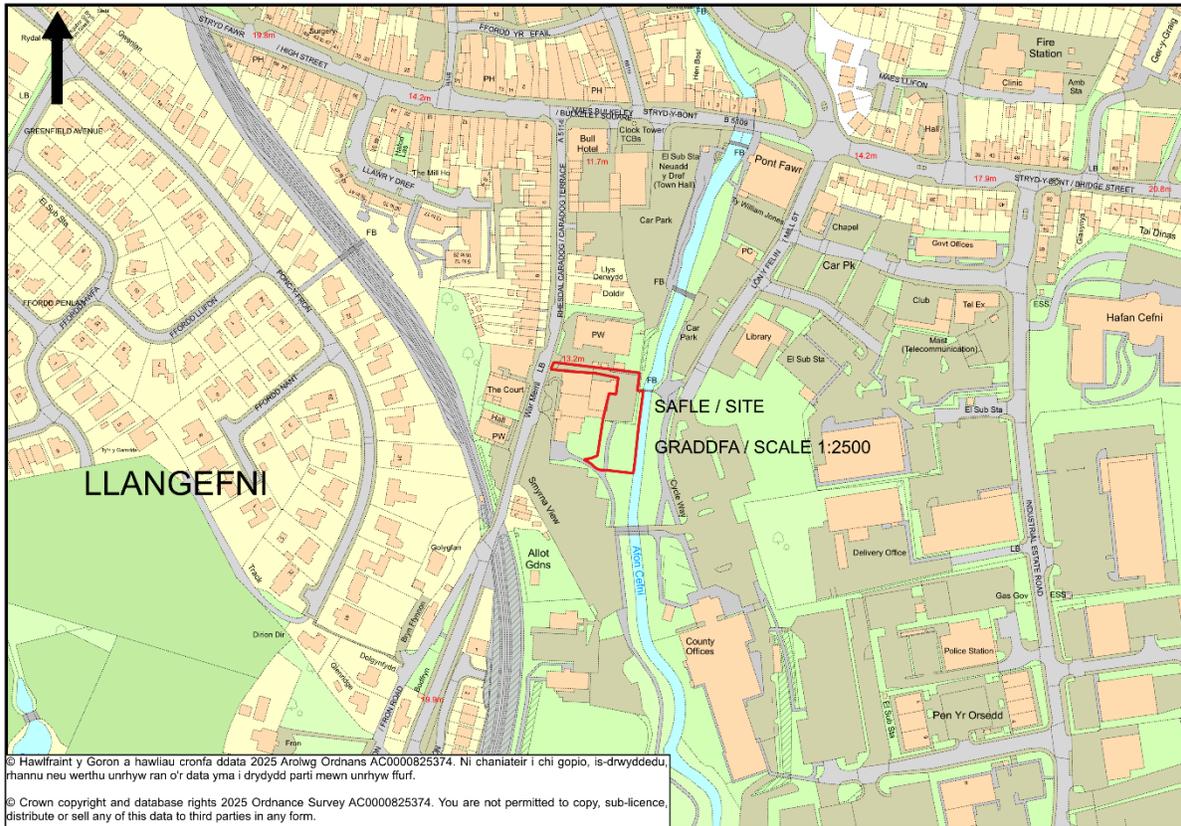
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2023/181

Applicant: Mr Tristan Haynes

Description: Full application for the erection of 6 residential units together with associated development at

Site Address: Shire Hall, Glanhwfa Road, Llangefni.



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

Recommendation: Refuse

Reason for Reporting to Committee

At the planning committee held on the 9th July, 2024 the members recommended that the planning application be approved in accordance with officer recommendation.

The planning application is reported to the Planning and Orders Committee as the applicant has failed to complete and sign a S106 agreement.

Proposal and Site

This is a full planning application for the erection of 6 residential units on land to the South East of the existing Shire Hall building in Llangefni.

The existing vehicular access from Glanhwfa Road will be used for the development and there will be 15 parking spaces available for the development.

Key Issues

The failure to complete and sign a S106 agreement.

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 3: Further and Higher Education Development
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 17: Settlement Strategy
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Strategic Policy PS 18: Affordable Housing
Policy TAI 15: Affordable Housing Threshold & Distribution
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019
Supplementary Planning Guidance - Affordable Housing (2004)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (2004)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)
Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Gwasanaeth Addysg / Education Service	No requirement to provide education contribution due to sufficient spaces available in schools in the catchment area.
Betsi Cadwaladr University Health Board	No response
Cyngor Tref Llangefni Town Council	<ul style="list-style-type: none"> • Concerns regarding the drainage system and surface water in the area, • Overhead power lines, • Flooding issues due to the location close to Afon Cefni. • Impact on the Grade II Listed Building and the harmful impact of the development on the character of the area and the town. • Is there a need for this development. • Mature trees and wildlife under threat • Rugby club located next to the car park and the development is not in the right location.
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Ymgynghorydd Treftadaeth / Heritage Advisor	The Heritage Officer acknowledges that the scale, size and massing of the proposed development has been reduced. The Heritage Officer confirms that the proposal will not harm the setting of the adjacent Listed Building, character of the Conservation Area or views into and out of it.
Polisi Cynllunio / Planning Policy	General policy advice in relation to relevant policies of of the JLDP.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority has confirmed that they are satisfied with the access and parking arrangements.
Swyddog Llwybrau Troed / Footpaths Officer	The drainage section has confirmed that the proposal will require a SuDS application to deal with surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The ecological advisor is satisfied with the ecological mitigation provided with this application.
Iechyd yr Amgylchedd / Environmental Health	General advice in relation to hours of construction, comments in relation to vibration and contaminated land.

Dwr Cymru Welsh Water	Conditional approval
GCAG / GAPS	Conditional approval recommended to ensure that appropriate archaeological mitigation is undertaken.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW have confirmed that their original concerns have been addressed in relation to flood risk and a condition should be placed on the permission so as to comply with the Flood Consequence Assessment submitted with the application.
Cynhorydd Geraint Ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
Cynghorydd Nicola Roberts	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
T Dylan Edwards	Comments in relation to the need to obtain consent from IOACC to cross Council owned land.

The application was afforded the posting of personal notification letters to the occupiers of the neighbouring properties and an advert in the local press due to the site being in a Conservation Area. The latest date for the receipt of representations was the 16/05/2023. At the time of writing this report, no representations had been received.

Relevant Planning History

None.

Main Planning Considerations

Policy Considerations

In the JLDP Llangefni is identified as an Urban Service Centre under Policy TAI 1 (Housing in Local Service Centres). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations.

the 'Llangefni' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 6 units are proposed this means that 0.6 of the total new units should be affordable. The applicant has confirmed that the applicant will provide a financial contribution towards affordable housing. There will be a need to provide £49,999.99 financial contribution towards affordable housing.

Section 106 agreement

The planning application was approved in the Planning Committee in July 2024 subject to a S106 agreement in relation to financial contribution of £49,999.99 towards affordable housing and the need to provide management and maintenance for the embankment wall between the proposed building and Afon Cefni.

Since the matter was approved, the applicant has failed to appoint a Solicitor and place funds on account for the legal team to draft up a S106. Sufficient time has been given for the applicant to appoint a solicitor; however, due to the length of time that has passed with no prospect of completing the S106 agreement the Local Planning Authority has no option but to recommend refusing the planning application due to the lack of completing the required S106 agreement.

Conclusion

Due to the length of time that has passed with no prospect of completing the S106 agreement the Local Planning Authority has no option but to recommend refusing the planning application due to the lack of completing the required S106 agreement.

Recommendation

Refuse

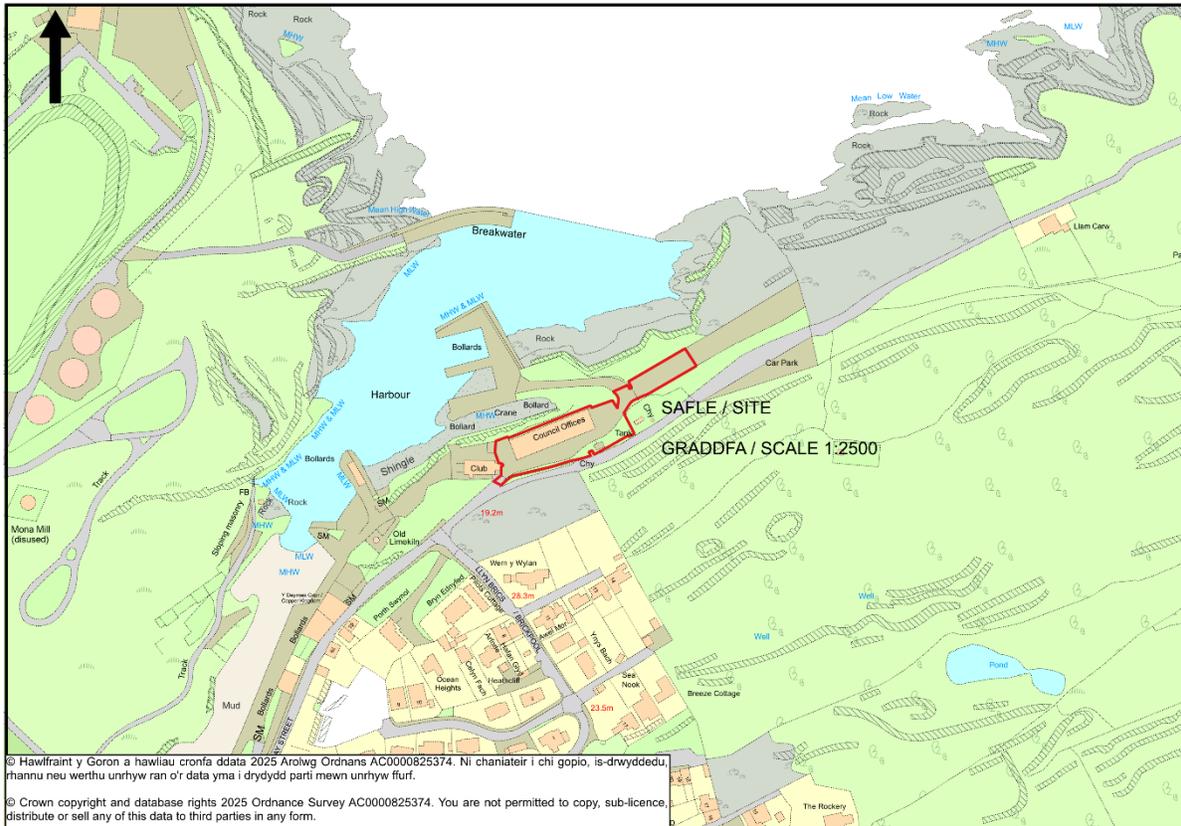
(01) The applicant has failed to complete a Section 106 agreement in relation to the need to provide a financial contribution towards affordable housing and the need to provide a management and maintenance for the embankment wall between the proposed building and Afon Cefni. The proposal is therefore contrary to Policy PCYFF 1 and Policy TAI 15 of the Ynys Mon and Gwynedd Joint Local Development Plan.

Application Reference: FPL/2025/84

Applicant: Head of Service Regulation and Economic Development

Description: application for refurbishment and alterations together with associated landscape works at the former

Site Address: Marine Terminal Building, Amlwch Port, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

The application is made by the Isle of Anglesey County Council.

Proposal and Site

The proposed development comprises the refurbishment of the Marine Terminal Building, which is a two storey workshop, stores and office building located on the Southern shore of Port Amlwch to the south of the Grade II listed Dry Dock, and to the east of the Grade II listed Sail loft, in a coastal landscape setting of Porth Amlwch.

The proposal involves the refurbishment and extension of the existing building, along with associated landscaping and biodiversity enhancements. No material change of use is proposed.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies and whether it is acceptable in terms of layout, design, and highways considerations and impacts upon heritage assets, the character and appearance of the site and area including the historic landscape and designated Conservation Area.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

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

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

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 12, February 2024)

Technical Advice Note 12: Design (2016)

Technical Advice Note 4: Retail and Commercial Development (2016)

Technical Advice Note 24: The Historic Environment (2017)

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

Anglesey AONB Management Plan 2023-2028

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Comments/conditions.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response at the time of writing the report.
Draenio / Drainage	Comments/advice.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Dwr Cymru Welsh Water	Comments/conditions.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations.
Asiantaeth y Bibell Brydeinig / British Pipeline Agency	Not affected.
Cynghorydd Derek Owen	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Liz Wood	No objection
Cyngor Tref Amlwch Town Council	Support.

The application was afforded two means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties and the publication of an advert in the local press. The latest date for the receipt of representations was the 13/05/2025. At the time of writing this report no representations had been received.

Relevant Planning History

None.

Main Planning Considerations

Proposals and Site

The application is made for refurbishment and alterations together with associated landscape works at the former Marine Terminal Building, Amlwch Port.

The application site is located within the development boundary of Amlwch. The site is outside, but close to the designated Conservation Area and Area of Outstanding Natural Beauty and is in close proximity to a number of Listed Buildings.

The use of the building is as workshops and offices with associated storage and utility spaces which falls under use class B1 (Business, including light industrial uses) of the Town and Country Planning (Use Classes) Order 1987.

Policy Considerations

Polc PCYFF 1 ('Development Boundaries'), states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. The site is within the development boundary and therefore accords with policy PCYFF 1.

Policy PCYFF 2 relates to Development Criteria and states that planning permission will be will be refused where the proposed development would 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 not considered that the proposed development is likely to give rise to unacceptable impacts as noted above, consequently the proposal also accords with policy PCYFF 2.

Policy PCYFF3 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. Innovative and energy efficient

design will be particularly encouraged. Proposals, including extension and alterations to existing buildings and structures will only be permitted provided they conform to all relevant policy criteria.

PCYFF 4 relates to Design and Landscaping and requires that proposals should satisfy the criteria in the policy to ensure it integrates with the surroundings and include appropriate landscaping proposals.

Policy PS 20 of the JLDP relates to Preserving and Where Appropriate Enhancing Heritage Assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted: (2) Listed Buildings and their Curtilages; (3) Conservation Areas (in line with Policy AT1).

Policy AT 1 of the JLDP relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, parks and Gardens states that proposals within or affecting the views into and out of conservation areas, must, where appropriate have regard to the adopted Conservation Area Character Appraisals, Conservation Area Plan and Delivery Strategies.

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.

Design

The proposals comprise modest changes to the appearance, form and elevational composition of the building and facing materials comprising modest scale dormer extensions to the North West elevation, upgrading doors, windows and roof, formation of new window/door openings in both gable elevations along with the installation of recessed roof lights and solar panels. Materials include slate roof, render, and copper metal sheeting which are in keeping with and match with the materials used in the refurbishment and upgrading of the nearby Sail Loft and Copper Kingdom.

The proposal will deliver significant visual and environmental improvements to the building and site and is therefore considered to be acceptable in terms of layout, design and appearance which will complement, preserve and enhance the character and appearance of the site, the nearby designated Conservation area, Area of Outstanding Natural Beauty, the Amlwch and Parys Mountain Historic Landscape and the Grade II Listed Dry Dock and Sail Loft in accordance with the requirements of policies PCYFF 3, PCYFF4, PS19, AMG1, PS20 and AT1. The proposal also includes appropriate landscaping in accordance with the requirements of policy PCYFF 4.

Ecology, Biodiversity & Landscaping

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application includes a Green Infrastructure Statement, and Ecological Impact Assessment which sets out appropriate recommendations. In addition, the proposals include appropriate mitigation, planting, landscaping and biodiversity enhancement measures comprising bat block and boxes and nesting boxes.,

It is therefore considered that the proposal is acceptable and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to detrimental impact upon the amenities of neighbouring properties, heritage assets or the character and appearance of the area, including the designated Conservation Area, AONB and historic landscape.

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 site shall be landscaped strictly in accordance with the submitted plan reference 1620017408-RAM-ZZ-XX-DR-L-92100 Rev. P4 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference RAM-ZZ-XX-SK-C-00001 Rev. P03 before the use of the development hereby approved 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.

(04) The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan Eco-Scope dated 11/12/2024.

Reason: To ensure necessary management measures are implemented for the protection of the environment during construction to ensure environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

(05) 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.

(06) 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.

(07) The development hereby approved shall be carried out in accordance with the Conclusions detailed in Section 5 of the Ecological Impact Assessment by Eco-Scope dated 11/12/2024.

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

(08) Prior to the installation of the solar photovoltaic panels, full details of the proposed panels shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the materials, colour, and finish of the panels, which shall be of a dark colour and include measures to minimise glare and/or reflection. The solar panels shall be installed and maintained in accordance with the approved details for the lifetime of their use.

If the solar panels cease to be used for the generation of energy, they shall be removed from the building/structure within 3 months of becoming redundant, and the affected surfaces shall be restored in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenities of the designated Conservation Area and to ensure that redundant equipment is removed in a timely manner.

(09) 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: 13-018_001
- Proposed Site Plan: 13-018_101 Rev. E
- Proposed General Arrangement: RAM-ZZ-XX-SK-C-00001 Rev. P03
- Proposed Biodiversity Enhancements Plan: 1620017408-RAM-ZZ-XX-DR-L-92100 Rev. P4
- Proposed Below Ground Drainage: RAM-ZZ-XX-DR-D-00100 Rev. P01
- Proposed Elevations I: 13-018_104 Rev. A
- Proposed Elevations II: 13-018_105 Rev. B
- Proposed Sections A-A & B-B: 13-018_103 Rev. A
- Proposed Ground and First Floor Plans: 13-018_102 Rev. B
- Construction Environmental Management Plan, Eco-Scope, 11/12/2024
- Design & Access Statement, MGMA Architects
- Ecological Impact Assessment, Eco-Scope, 11/12/2024
- Surface & Foul Water Drainage Strategy, Ramboll, March 2025

- **Energy Statement, Ramboll, December 2024**

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, PS13, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, 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.