

**Applicant:** Mr & Mrs S Midwood

**Site Address:** Ponta Delgada, Ravens Point Estate, Trearddur Bay



Reason for Reporting to Committee

At the planning committee held on the 2nd of July 2025 the members recommended a site visit takes place. On the 30th of July a site visit took place. The members are now aware of the site and its settings.

## Proposal and Site

The application site is Ponta Delgada, a detached dwelling located in a cliff edge location, on the western side of Ravenspoint Estate, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan (JLDP).

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling.

## 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 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 5: Sustainable Development

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

Policy TAI 13: Replacement Dwellings

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Isle of Anglesey AONB Management Plan 2023-2028

### Supplementary Planning Guidance (SPG):

Design Guide for the Urban and Rural Environment (2008)

Parking Standards (2008)

Replacement Dwellings and Conversions in the Countryside (2019)

Planning Policy Wales – Edition 12 (2024)

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

Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Provided environmental informatives and working hours condition.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The site is in close proximity to a few designated sites. Further details were requested regarding badger mitigation, nature boxes and a green infrastructure statement. Requested conditions relating to the ecological survey, badger safeguarding, CEMP and external lighting. Provided advice regarding roof work.

Swyddog awyr dywyll / Dark skies officer	No response received.
Cynghorydd Dafydd Rhys Thomas	No response received.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the access and parking arrangements. Requested a CTMP condition and provided highway informatives.
Dwr Cymru Welsh Water	The proposal is to dispose foul flows via the public sewerage system and discharge surface water run-off into a sustainable drainage system. Provided a condition relating to surface water drainage and advisory notes.
Polisi Cynllunio / Planning Policy	Outlined relevant policy considerations.
Cynghorydd Keith Robert Roberts	Called the application into the committee due to concerns of overdevelopment, inappropriate scale and as the replacement dwelling would be out of character with neighbouring single storey dwellings.
Cyngor Cymuned Trearddur Community Council	Noted concerns with the height and prominence of the proposed development on the headland.
Draenio / Drainage	Advice on shoreline management and SuDS.
Cynghorydd Trefor Lloyd Hughes	No response received.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections and provided advice on protected sites and protected species.

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 13/05/2025. At the time of writing this report, 15 letters of objection had been received at the department.

The main comments raised were:

#### Single Storey Restriction:

- A single storey restriction was placed on the original consent for Ravenspoint Estate in 1960 and this application would be in breach of that permission.
- The estate was initially designed by an award-winning architect who imposed a single storey condition for the good of the estate and wider location.
- Occupiers of nearby properties have been relying on the protection of the single storey restriction when purchasing their properties.
- An application for a second storey at Sunset Hollow, reference 46C507, was refused for scale and massing reasons as it would be out of character with the existing buildings in the area.
- The existing property has no second storey, only a small roof space accessed by an external staircase.

#### Design:

- The increase in floor space would have an overbearing impact on nearby properties.
- Altering the height and scale of the property would alter the character and appearance of the area.
- The site is in a prime position on the headland and the proposal would tower over surrounding properties.

- Does not respect the scale of the existing building by extending vertically, horizontally and in footprint. The scale and massing of the replacement dwelling is approximately three times the existing and 2.3 times the footprint.
- Unchecked coastal development ruining the local environment and destroying the natural beauty of the coastline.
- Over development in a sensitive and prominent location, pushing the building line forward.
- Loss of view due to increased scale and massing.
- The plot has ample space to develop without increasing the height.

General:

- This application is little different from the previously withdrawn application. It sees a small reduction in overall height but a dominant second storey remains.
- Approving this application would set a devastating precedent for other two storey properties on the estate.
- One room labelled as a study was a bedroom in the previous application.
- Photographs submitted showing an illustration of the proposed scheme from several nearby vantage points.
- Neighbours not consulted by the applicant with the amended plans.
- Boat store approved at another of applicants' properties is not being used to store boats.
- The applicants have a portfolio of other properties in the area.
- Two storey property 'Breakers' should not be used as a precedent as it was built apart from the remainder of the estate and represents an error in planning as the single storey restriction was missed.
- Overloaded drainage infrastructure in the area.
- The proposed dwelling would be used as a second home or holiday let, not addressing local housing concerns.
- Any approval should restrict permitted development rights, prevent the use of the flat roof as a balcony and restrict the use of the garage.

In response to some of these comments:

Single Storey Restriction:

- As this is a new planning application, the single storey restriction from the previous consent has no implication.
- Application 46C507 is on a different site and was refused under the previous local plan. This application will be determined on its own merits.
- The planning officer has conducted a site visit and is aware of the application site and its surroundings.

Design:

- Design matters will be discussed further in the main body of the report.
- Loss of view is not a material planning consideration.

General:

- This application would not set a precedent as two storey properties already exist on Ravenspoint Estate and as each application is dealt with on its own merits.
- Whether this was a three or four bedroom property would have no effect on the decision making process as there is ample space on site to accommodate a large dwelling and associated parking.
- Any alternative uses at adjacent properties should be a matter for planning enforcement and is not a consideration for this application.
- The applicants' property portfolio is not a planning consideration.

- There is no statutory requirement for applicants to consult with their neighbours. All neighbouring properties were informed of this application during the consultation period and have had an opportunity to present their comments.
- The drainage department and Welsh Water have been consulted and have provided comments on the application.
- There is currently no planning restriction on using a dwelling as a second home or holiday let.
- Conditions will be placed on the decision to remove permitted development rights, prevent the use of flat roofs as balconies and restrict the use of the garage.

## **Relevant Planning History**

FPL/2024/261 - Full application for the demolition of the existing dwelling and the erection of a replacement dwelling at Ponta Delgada, Ravens Point Estate, Trearddur Bay. Withdrawn 24/02/2025.

## **Main Planning Considerations**

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

## **Proposal and Site**

The application site is Ponta Delgada, a detached dwelling located in a cliff edge location, on the western side of Ravenspoint Estate, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan (JLDP).

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling.

The applications' main issues are:

- i. Policy Considerations
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. Highways and Parking
- v. Ecology, Biodiversity and AONB

### **i. Policy Considerations**

As the proposal is for a replacement dwelling, the relevant policy is TAI 13. The criteria of policy TAI 13 is as follows:

The first criterion requires that outside development boundaries or identified clusters, that the present dwelling has a lawful residential use. The application site is within the development boundary of Trearddur Bay and has a lawful residential use. The second criteria requires that the building is not listed, whilst the third criterion requires that the existing dwelling is of no particular architectural, historic, or visual merit, for which it should be conserved. The property is not a listed building and is not considered to have any merit worthy of being conserved. The fourth and fifth criterions are not relevant as the application site is within the development boundary.

The sixth criterion requires that the replacement dwelling should be within the same footprint as the existing dwelling unless it can be demonstrated that the relocation within the curtilage lessens its visual and amenity impact on the locality. Whilst the replacement dwelling will be on a larger footprint than the existing and will be increased in length and width, it will be sited in the same part of the site and will cover the majority of the existing footprint.

The seventh criterion is not relevant as the application site is within the development boundary. The eighth and ninth criteria relate to coastal change management areas and dwellings destroyed by

accident. None of these are relevant to this application. Criteria 10 and 11 of policy TAI 13 state that planning permission for a replacement dwelling may be subject to a condition to ensure the demolition of the original dwelling on the completion of the new dwelling and that permitted development rights are removed. Both these conditions will be imposed to ensure that no development shall commence on the replacement dwelling until the existing dwelling has been demolished and to enable the LPA to control any future developments at the site.

## **ii. Siting and Design**

The existing dwelling is a single storey detached property with loft space in the roof. It is located in a coastal location on the cliff edge within the Ravenspoint Estate and has a generously sized curtilage. It is a white rendered property with a tiled roof, measuring a maximum length of approximately 15.8m from front to rear and a maximum width of 15.5m from side to side. It has a main pitched roof varying between 5.6m to 6m in height due to the site topography, together with two flat roof sections. The existing dwelling has a total floor area of around 225m<sup>2</sup>.

The proposed dwelling will be on a larger footprint than the existing and will see increases in length and width. Including the attached garage it measures around 25.9m from front to rear and 22m from side to side. It will be a two storey flat roof dwelling ranging from 6.8m to 7.1m in height due to topography, with a 3.3m high single storey flat roof on the northern side. It will have a wrap around balcony on the south and west elevations above the ground floor flat roof, together with a flat roof section extending eastward for the garage.

The application proposes an increase in height of between 0.8m and 1.5m compared to the existing dwelling. Despite being the highest of the cliff edge properties in this part of the estate, higher than its neighbouring properties to the north, the increase in height is considered acceptable and will have a negligible impact on the built environment. It is acknowledged that a single storey restriction condition was placed on the original consent for the estate in the 1960s, however, as this is a new planning application, the condition has no implications. Furthermore, the estate already has several two storey properties, including The Lookout immediately east of the application site and the majority of the properties to the south and southeast across the ravine. Many of the properties across the ravine are two storey with flat roofs, such that this replacement dwelling is not considered out of character with the wider estate.

Ponta Delgada is set in a generous plot with a large curtilage, such that the increase in scale, height and footprint can be accommodated without appearing cramped or over developing the site. The replacement dwelling has a floor area of approximately 454m<sup>2</sup>, which equates to a 102% increase in floor area. As stated, the application site has ample space to accommodate a larger dwelling and there is no planning policy restricting the scale of replacement dwellings within development boundaries. The surrounding area and wider built environment in Trearddur Bay consists of a range of building types and designs. Ravenspoint Estate consists of single storey and two storey properties, with a mixture of pitched and flat roofed properties, such that the proposed scheme will complement the character and appearance of the site and area in terms of siting, appearance, scale and height, in accordance with policy PCYFF 3.

The application proposes an increase in scale and massing compared to the existing dwelling, however, due to the lack of uniformity in this part of the estate, the replacement dwelling will integrate into the landscape, which has no distinct character. The replacement dwelling will be finished with a combination of natural stone, timber cladding and white render together with a seam roof and aluminium windows and doors. This will ensure a contemporary and high quality design, in accordance with policy PCYFF 3, that utilises materials appropriate to its surroundings. The ground floor will consist of three bedrooms, two bathrooms, a study, utility and garage, whilst the first floor will be a large open plan kitchen, dining and living room. The dwelling will have modest fenestration on the north, east and south elevations, with the western elevation facing the sea featuring larger areas of glazing on both floors. Whilst there will be an increase in glazing compared to the existing, larger areas of glazing are a common feature of contemporary design and measures will be in place to prevent light pollution. The roof area will feature

one roof light and shallow roof mounted solar panels. The remainder of the curtilage will remain unchanged, with the hardstanding parking area to the northeast and private garden surrounding.

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

The application site is within the development boundary of Trearddur Bay, with neighbouring properties immediately to the north and east. There are no properties to the west due to the cliff edge position, whilst the properties to the south and southeast are further away due to the large residential curtilage and the coastal ravine.

The replacement dwelling will become 0.3m closer to neighbouring property Boulderstone to the north. The northernmost section of the replacement dwelling will be single storey, between 2.9m and 5.8m from the boundary due to the orientation of the dwelling and a further 2-3m away from the dwelling itself. The single storey section to the north ensures that the two storey section of the dwelling is further away from the boundary by 4.3m, reducing the scale and massing adjacent to the neighbouring properties and ensuring no overbearing impact. All three windows on the northern elevation will be obscured to ensure no overlooking and a 1.8m high obscured screen will be placed on the northern side of the balcony. These measures will be ensured by conditions (11) and (12). Due to the relationship between the replacement dwelling and neighbouring property Boulderstone, together with the measures in place to prevent overlooking, the development is not considered to negatively impact their privacy and amenities, complying with policy PCYFF 2.

Due to the garage extension on the eastern elevation, the replacement dwelling will become 4.6m closer to The Lookout. It will be around 8.1m away from the boundary and 19.2m away from the dwelling itself. As this is a single storey garage with a blank side elevation, it will have no greater impact on the neighbours than the existing dwelling. Other neighbouring properties to the north and northeast are further away from the application site, are separated by the closest neighbours and will not be affected by the proposed development. The replacement dwelling is over 22m away from the southern boundary of its curtilage, such that no neighbouring properties in that direction would be affected.

### **iv. Highways and Parking**

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. No amendments are proposed to the existing site access from the Ravenspoint Estate, with condition (04) requiring the submission of a CTMP to ensure no detriment to the highway or estate road during construction.

The application proposes a three bedroom dwelling, which requires three parking spaces in accordance with the parking standards SPG and policy TRA 2. If a four bedroom property was proposed, the parking requirement would remain unchanged. Regardless of the number of bedrooms, this is a large site with ample space to accommodate the parking requirements, complying with the transport policies of the JLDP.

### **v. Ecology, Biodiversity and AONB**

The application site is in a sensitive coastal location immediately adjacent to the Anglesey Terns Special Protection Area (SPA), the North Anglesey Marine Special Area of Conservation (SAC) and a designated wildlife site. Condition (07) will require the submission of a CEMP to ensure no detriment to the designated sites during construction. All glazing on the western elevation and the roof light will be fitted with Solartek 35 light pollution prevention film to reduce light spill in this sensitive area, whilst condition (08) will require the submission of a lighting scheme.

To provide biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016) two bird boxes and two bat boxes will be installed on the dwelling. 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.

The application site is around 390m north of the AONB. Policy CCC 3.1 of the AONB Management Plan states that all developments 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. Policy CCC 3.2 continues by stating that developments will be expected to adopt the highest standard of design, materials and landscaping in order to conserve and enhance the special qualities and features of the AONB and to be respectful of the local context. Despite the replacement dwelling being larger and higher than the existing, it has been designed to a high quality and will integrate into the mixed character of the built environment. It is separated from the AONB by several dwellings of varying designs and types and is not considered to negatively impact the designated area.

## **Conclusion**

To conclude, this application proposes the demolition of the existing dwelling and the erection of a replacement dwelling, which is considered to comply with policy TAI 13 due to its siting within the development boundary of Trearddur Bay. Whilst the replacement dwelling will constitute increases in footprint, height, length and width, the application site is a large plot which is capable of accommodating a larger dwelling. It has been designed to a high quality and will integrate into the surrounding built environment, which features a range of building types and designs. Due to its relationship with its neighbouring properties and the measures in place to prevent overlooking, the privacy and amenities of nearby residential properties will be maintained. The estate road and local highway will not be affected; measures are in place to protect the nearby designated sites and overall biodiversity enhancement will be provided.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.**

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

**(02) 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.**

- P.01 - Location plan
- P.02 Rev A - Existing & proposed block plans
- P.05 Rev A - Proposed ground floor plan
- P.06 Rev A - Proposed first floor plan
- P.07 Rev A - Proposed north elevation
- P.08 Rev A - Existing & proposed north elevation comparison
- P.09 - Proposed east elevation
- P.10 - Existing & proposed east elevation comparison
- P.11 - Proposed south elevation
- P.12 - Existing & proposed south elevation comparison
- P.13 Rev B - Proposed west elevation
- P.14 - Existing & proposed west elevation comparison
- P.15 - Existing & proposed northwest elevation comparison
- Green infrastructure statement - Cadnant Planning - June 2025
- Bat Scoping Survey Report - Leigh Ecology Ltd - 4th August 2023
- Badger mitigation - Leigh Ecology Ltd - 27th May 2025

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



**(03) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.**

Reason: To protect the amenities of nearby residential occupiers

**(04) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:**

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

**The works shall be carried out strictly in accordance with the approved details.**

Reason: In the interests of highway safety.

**(05) The development shall take place in accordance with Section 7 'Recommendations' of the Leigh Ecology Ltd Bat Survey Report dated 4th August 2023 submitted under application reference FPL/2025/97.**

Reason: To safeguard any protected species or nesting birds which may be present on the site.

**(06) The development shall take place in accordance with the badger safeguard measures noted in Appendix 1 of the Leigh Ecology Ltd Bat Survey Report dated 4th August 2023 and the badger mitigation proposal dated 27th May 2025; both submitted under application reference FPL/2025/97.**

Reason: To safeguard any badgers on the site.

**(07) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. All work must proceed in accordance with the approved details:**

- Full details of the location of any cement mixing during the construction phase and measures taken to ensure cement/dust/dirt will not enter the nearby designated areas.**
- Full details of where materials and waste materials will be stored on site.**
- Working hours during the construction.**
- Noise, vibration and pollution control impacts and mitigation.**
- Water quality and drainage impacts and mitigation.**

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

**(08) Full details of all external lighting to be used on the development shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling hereby approved. No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.**

Reason: To safeguard the visual amenities of the area, biodiversity and control artificial light pollution.

**(09) Prior to the occupation of the dwelling hereby approved the bird boxes and bat boxes shown on the proposed east and south elevations, drawing numbers P.09 and P.11, shall be installed and thereafter kept as such for the life of the development hereby permitted.**

Reason: To help conserve and protect biodiversity.

**(10) Prior to the occupation of the dwelling hereby approved all glazing and skylights on the proposed west elevation and the existing & proposed block plans, drawing numbers P.13 Rev B and P.02, shall be installed with 'Solartek HP Charcoal 35 Internal' light pollution film and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To protect the nearby designated areas and maintain dark skies in accordance with Policies AMG 5 and PCYFF3 of the JLDP.

**(11) Prior to the occupation of the dwelling hereby approved all windows labelled as obscured on the proposed north elevation, drawing P.07 Rev A, shall be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To safeguard the residential amenities of occupants of the adjacent residential property.

**(12) Prior to the use of the balcony hereby approved the 1.8m high obscured screen on the proposed north elevation, as labelled on drawing reference P.07 Rev A, shall be installed and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason To safeguard the residential amenities of occupants of the adjacent residential property

**(13) The proposed flat roof sections outlined in green on the attached proposed first floor plan, drawing number P.06 Rev A, shall at no time be used as a first-floor balcony or roof terrace.**

Reason: To safeguard the amenities and privacy of the neighbouring properties.

**(14) 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, and E of Part 1 of Schedule 2 are hereby excluded.**

Reason: In the interests of residential and visual amenity.

**(15) No development shall commence on the replacement dwelling until the existing dwelling has been demolished.**

Reason: To ensure that the development is in accordance with policies of the Joint Local Development Plan.

**(16) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling on land outlined in red on the location plan submitted under planning application reference FPL/2025/97 and for no commercial or business use whatsoever.**

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

**(17) 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.

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 1, AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, PS 5, PS 19, TAI 13, TRA 2, TRA 4

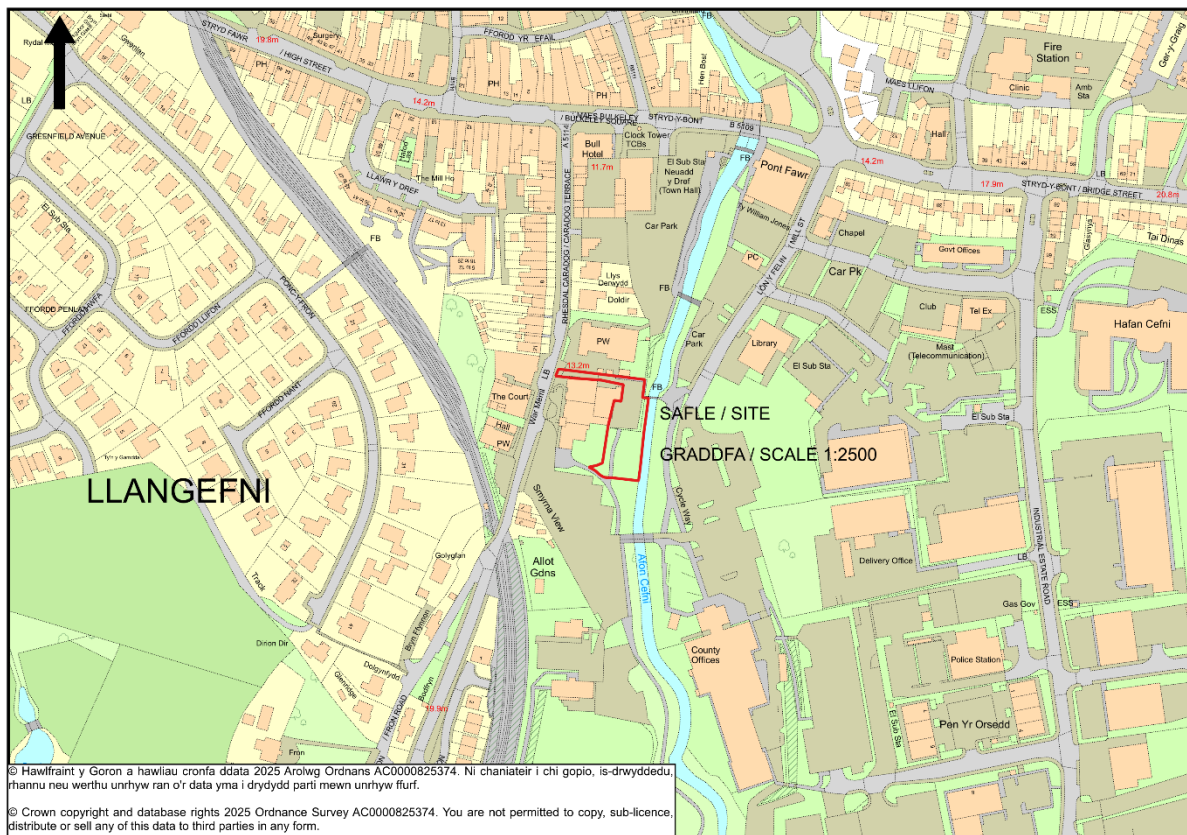
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**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:** Shirehall, Glanhwfa Road, Llangefni.



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

**Recommendation:** Refuse

**Reason for Reporting to Committee**

The planning application was reported to the Planning and Orders Committee on the 7th May, 2025 with a recommendation of refusal as the applicant has failed to complete and sign a S106 agreement. However, prior to the Planning Committee the applicant requested further time to arrange funds to draft the S106 agreement. The LPA has provided the applicant with a further four months to allow the applicant to make arrangements to fund the S106 agreement; however, to date no progress has been made to fund the S106 agreement. The Local Planning Authority has no other option but to recommend refusal of the planning application due to the lack of progress to complete the 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 Llangefnï.

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
Cynghorydd Geraint ap Ifan Bebb	Call in requested due to local concern on overdevelopment, flooding, highways and impact on adjacent historical building.
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"> <li>Concerns regarding the drainage system and surface water in the area,</li> <li>Overhead power lines,</li> <li>Flooding issues due to the location close to Afon Cefni.</li> <li>Impact on the Grade II Listed Building and the harmful impact of the development on the character of the area and the town.</li> <li>Is there a need for this development.</li> <li>Mature trees and wildlife under threat</li> <li>Rugby club located next to the car park and the development is not in the right location.</li> </ul>
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 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**

That the application is refused for the following reason:

(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.

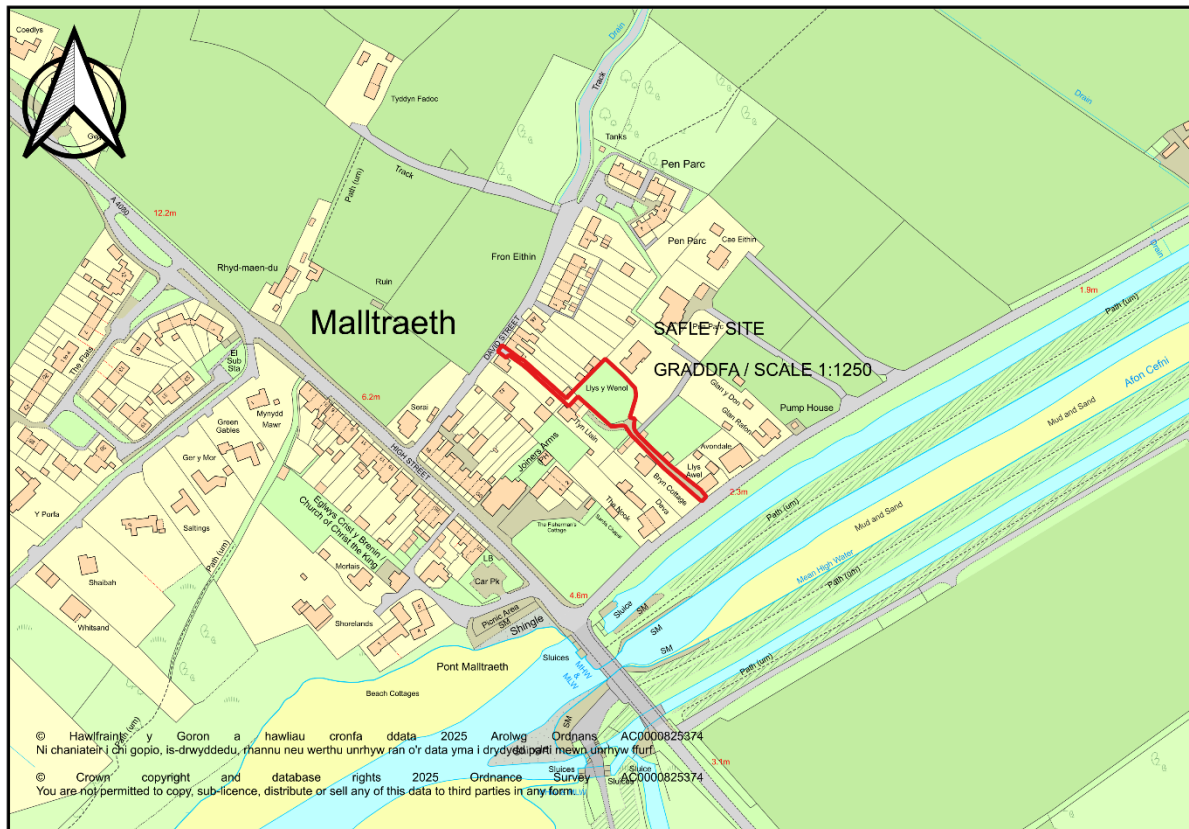


Application Reference: OP/2025/3

Applicant: Mr D Jones

Description: Outline application for the erection of a dwelling with all matters reserved on land adjacent to

Site Address: Tyn Llain, Malltraeth



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee as it was called in by Councillor Arfon Wyn. He is supporting the application as the site is some distance away from Cob Malltraeth, surrounded by several existing properties, with no evidence of previous flooding.

At the planning committee held on the 2nd of July 2025 the members recommended a site visit takes place. On the 30th of July a site visit took place. The members are now aware of the site and its settings.

## Proposal and Site

The application site is a plot of land within the development boundary of Malltraeth as defined by the Joint Local Development Plan (JLDP). The plot is located between the properties Llys y Wennol and Tyn Llain and is accessed via a small lane from the main road.

The proposed scheme is an outline application for the erection of a dwelling with all matters reserved.

## Key Issues

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

## Policies

### Joint Local Development Plan

Policy AMG 2: Special Landscape Areas  
Policy AMG 5: Local Biodiversity Conservation  
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 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Strategic Policy PS 18: Affordable Housing  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy TAI 4: Housing in Local, Rural & Coastal Villages  
Policy TAI 8: Appropriate Housing Mix  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts

### Supplementary Planning Guidance

Design Guide for the Urban and Rural Environment (2008)  
Housing Mix (October 2018)  
Parking Standards (2008)

Planning Policy Wales (Edition 12, 2024)

### Technical Advice Notes

Technical Advice Note 12: Design (2016)  
Technical Advice Note 15: Development and Flood Risk (July 2004)  
Technical Advice Note 15: Development, flooding and coastal erosion (April 2025)

## Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No comments.
Draenio / Drainage	Advice on flood zones, vulnerable developments and SuDS.

Dwr Cymru/Welsh Water	Advised that the site is crossed by public sewers and lateral drains and that the site layout should take into account these utilities and their protection zones. Confirmed that capacity exists within the public sewerage network for foul only flows. Requested conditions regarding a foul water drainage scheme and surface water drainage and provided advisory notes.
Cynghorydd John Ifan Jones	No response received.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Concerns regarding the application due to flood risk. Confirmed that the application is highly vulnerable development within Zone C2 of the Development Advice Map contained in TAN 15. Highly vulnerable development should not be permitted in Zone C2 and the justification tests in paragraph 6.2 of the TAN do not apply. Requested further information on flooding but continue to object as no further information was received. Recommend that the application should be refused on planning policy grounds. Provided advice regarding protected sites, protected species and designated landscapes. The LPA would have to inform NRW if the application is approved by the committee contrary to their advice and NRW could intervene at this point.
GCAG / GAPS	No significant archaeological implications.
Cynghorydd Arfon Wyn	Called the application into the planning committee. He is supporting the application as the site is some distance away from Cob Malltraeth, surrounded by several existing properties, with no evidence of previous flooding.
Cyngor Cymuned Bodorgan Community Council	No response received.
Iechyd yr Amgylchedd / Environmental Health	Provided environmental, contaminated land and vibration comments along with a working hours condition.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections, requested a CTMP condition and provided advisory notes.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The development site is near a few designated sites. Requested conditions relating to a CEMP, vegetation removal period and works to follow the ecological survey. A landscaping plan is required along with a long-term management plan; advice has been provided regarding their contents. Details of lighting and biodiversity enhancement will also be required. Queries were raised regarding wastewater, sewage and hardstanding.
Polisi Cynllunio / Planning Policy	Outlined the relevant policy considerations.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed on site and within the local newspaper as the site access is a public footpath. The latest date for the receipt of any representation was the 28/04/2025. At the time of writing this report, no letters of representation had been received at the department.

### **Relevant Planning History**

15C123B – Outline application for the erection of a dwelling on land adjacent to Ty'n Llan, Malltraeth. Approved 19/06/2007.

15C123C – Renewal of planning consent 15C123B outline application for the erection of a dwelling on land adjacent to Ty'n Llan, Malltraeth. Approved 03/08/2010.

15C123D – Application to erect a dwelling on land adjacent to Ty'n Llan, Malltraeth. Returned to Applicant.

15C123E - Outline application with all matters reserved for the erection of a dwelling on land adjacent to Tyn Llan, Malltraeth. Returned to Applicant.

OP/2024/1 - Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llan, Malltraeth. Refused 24/06/2024.

OP/2024/9 - Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llan, Malltraeth. Refused 01/11/2024.

### **Main Planning Considerations**

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

### **Proposal and Site**

The application site is a plot of land within the development boundary of Malltraeth as defined by the Joint Local Development Plan (JLDP). The plot is located between the properties Lllys y Wennol and Tyn Llan and is accessed via a small lane from the main road.

The proposed scheme is an outline application for the erection of a dwelling with all matters reserved.

The applications' main issues are:

- i. Proposed Development
- ii. Housing Considerations
- iii. Flooding
- iv. Impact on Adjacent Residential Properties
- v. Highways
- vi. Ecology, Biodiversity and Special Landscape Area

#### **i. Proposed Development**

The application is submitted in outline form for the erection of a dwelling with all matters reserved. The application site measures a total of 430m<sup>2</sup>, excluding the access track. Although all matters are reserved, an indicative site plan has been submitted which indicates that the dwelling would be located centrally in the plot, following the same building line as neighbouring property Lllys y Wennol. The site is accessed using an existing track from the main road.

The site is located in a residential area with a few neighbouring properties in the vicinity. Upper and lower limits have been provided which indicate that the two-storey dwelling would be a maximum of 8.5m in height with a maximum width of 10m and length of 15m. This is considered an appropriate scale to integrate into the site and its surrounding built and natural environment. Tyn Llain to the southwest is a two-storey dwelling, as is Llys y Wennol to the northeast and the properties on David Street to the northwest. The proposed dwelling is considered an appropriately scaled dwelling that would comply with policy PCYFF 3.

## **ii. Housing Considerations**

In the JLDP Malltraeth is identified as a coastal/rural village under policy TAI 4. This policy supports housing to meet the plan's strategy through housing allocations and suitable unallocated sites within the development boundary, provided that the size, scale, type and design of the development corresponds with the settlements character.

In accordance with policy PCYFF 1, proposals within development boundaries are approved if they comply with other policies and proposals in the plan, national policies and other relevant planning considerations. This site lies within the Malltraeth development boundary as identified in the JLDP, so the proposal can therefore be considered against Policy TAI 4. The site is not allocated in the plan for any specific land use.

The indicative supply level for Malltraeth over the plan period is 16 units, including a 10% slippage allowance, which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing. During the period of 2011 to 2024, a total of 5 units have been completed in Malltraeth, all on windfall sites. The windfall land bank, sites with existing planning consent and likely to be developed at April 2022 stood at 0 units. This means that there is capacity within the indicative supply for the settlement of Malltraeth. Therefore, there is no need for a Welsh language statement to support the application under criterion 1(b) of policy PS1.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within rural/coastal villages such as Malltraeth. Since only one dwelling is being proposed in this development policy TAI 15 is not relevant and it is not necessary to provide an affordable element.

## **iii. Flooding**

The application site is located within a C2 flood zone of the Development Advice Map contained in the previous TAN 15 (2004) and is within Flood Zone 3 Seas in the Flood Map for Planning contained in the updated TAN 15 (2025).

The Welsh Government published a new TAN 15 during the process of this application. That document confirms that it should be read in conjunction with Planning Policy Wales (PPW) and the Welsh National Marine Plan and that it replaces TAN 14 and the previous TAN 15. However, the Ministerial Written Statement dated 31 March 2025, which accompanied the publication of the new TAN, confirms that there will be a transitional period for its implementation. Specifically, planning applications that were submitted and registered before the publication of the new TAN, such as this one, shall continue to be assessed against the previous version.

Paragraph 6.2 of TAN 15 states that new developments should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and emergency services in zone C2 should not be permitted. Highly vulnerable development is classed as being all residential premises, public buildings, especially vulnerable industrial development and waste disposal sites.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences of

the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

Two recent applications have been refused on the site on flooding grounds, with NRW objecting to the location of the site within a C2 flood zone. The Local Planning Authority wrote to NRW in April 2025 requesting that they review the Flood Consequence Assessment submitted in support of the application as the LPA is satisfied with the application on all grounds except for flooding.

Natural Resources Wales object to the application as the Flood Consequence Assessment fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN 15. It fails to demonstrate that the entire development site has been designed to be flood free in the 0.5% (1 in 200 year) tidal event plus climate change. The flood assessment is also considered outdated having been written almost 19 years ago with only a recent addendum. NRW also have significant concerns regarding the vehicular access and egress to the site which would be significantly compromised in flood conditions and the lack of information regarding the pedestrian access/egress route to the north of the development site. Any amended FCA should consider appropriate breach assessments, specifically considering projected velocities given the proximity of the development site to the embankments. NRW are aware that the Afon Cefni has breached on numerous occasions and state that it should be considered as part of any amended documents. The applicant was given the opportunity to revise the FCA in light of NRW comments, however no further information was received such that NRW object to the development on flooding grounds.

Strategic policy PS 6 states that in order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated that they are located away from flood risk areas, aiming to reduce the overall risk of flooding within the Plan area. This is supported by 6.6.22 of PPW which states that planning authorities should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers.

This application is for the erection of a dwelling; therefore, it is classed as highly vulnerable development, which cannot be supported. As the site is located within a C2 Flood Zone, the development would be contrary to TAN 15, Strategic Policy PS 6 and policy PCYFF 2, which states that a proposal should demonstrate its compliance with national planning policy and guidance. If the committee recommendation is one of approval, contrary to NRW advice, the Local Planning Authority is obliged to write to NRW, in accordance with paragraph 11.7 of TAN 15, who can intervene at this stage.

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

It is considered that there is ample space within the application site to accommodate the proposal without appearing cramped or overdeveloped. The layout plan also confirms there is a sufficient amenity area available for the future occupiers of the dwellinghouse.

Although the appearance and layout would be considered at reserved matters stage, it is imperative that consideration is given to the impact of nearby residential amenity at outline stage. An indicative plan has been provided which provides distances to nearby dwellinghouses.

The proposed dwelling would be around 1.8m from the boundary with Llys y Wennol to the northeast and 4.8m to the side of the property itself. It would be around 6.1m to the boundary with Tyn Llain to the southwest and 6.7m away from the property itself. The dwelling would be around 6.2m away from its rear boundary with the properties on David Street, but much further away from the properties themselves due to their long rear gardens. Conditions could restrict openings at first floor level on the side elevation to ensure no overlooking between neighbouring properties. The location of windows and any further mitigation measures would be assessed at the reserved matters stage, to ensure that the privacy and amenities of neighbouring properties are maintained and protected as part of the development. It is not considered that the proposed development would negatively impact the privacy and amenities of neighbours, complying with policy PCYFF 2.

## **v. Highways**

The Highways Authority has no objections to the proposed development. Full access details would be submitted with a reserved matters application and a condition would require details of parking arrangements and the submission of a Construction Traffic Management Plan.

## **vi. Ecology, Biodiversity and Special Landscape Area**

The ecological advisor has no objections to the development. Planning conditions would require the submission of additional information in relation to external lighting, biodiversity enhancements, CEMP and a landscaping plan. Other conditions would restrict the vegetation removal period and would ensure that works are carried out in accordance with the ecology survey. A green infrastructure statement has also been submitted with the application. This will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

The application site is within the Special Landscape Area 'Malltraeth Marsh & Surrounds'. Policy AMG 2 states that proposals need to carefully consider the scale and nature of development to ensure that there is no significant adverse detrimental impact on the landscape. It is not considered that the proposal will have a significant adverse detrimental impact on the landscape as it follows a similar pattern of development of the area.

## **Conclusion**

The application involves the erection of a two-storey detached dwelling. As the site is within a C2 flood zone, the proposed development is classed as a highly vulnerable development, which cannot be permitted as it is contrary to policy PCYFF 2, strategic policy PS 6 and Technical Advice Note 15. Whilst policy TAI 4 supports residential development in Malltraeth, the scale of the dwelling is considered acceptable and other matters such as impacts on neighbours, highways and ecology could be resolved during a reserved matters application, the location within a C2 flood zone and the direct conflict with national and local planning policies cannot be overlooked. The application cannot be supported as it proposes highly vulnerable development in a C2 flood zone.

## **Recommendation**

That the application is refused for the following reason:

(01) The application is for a residential development located within zone C2, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policy PCYFF 2 and Strategic Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan, Technical Advice Note 15 – Development and Flood Risk (July 2004) and Planning Policy Wales (Edition 12).