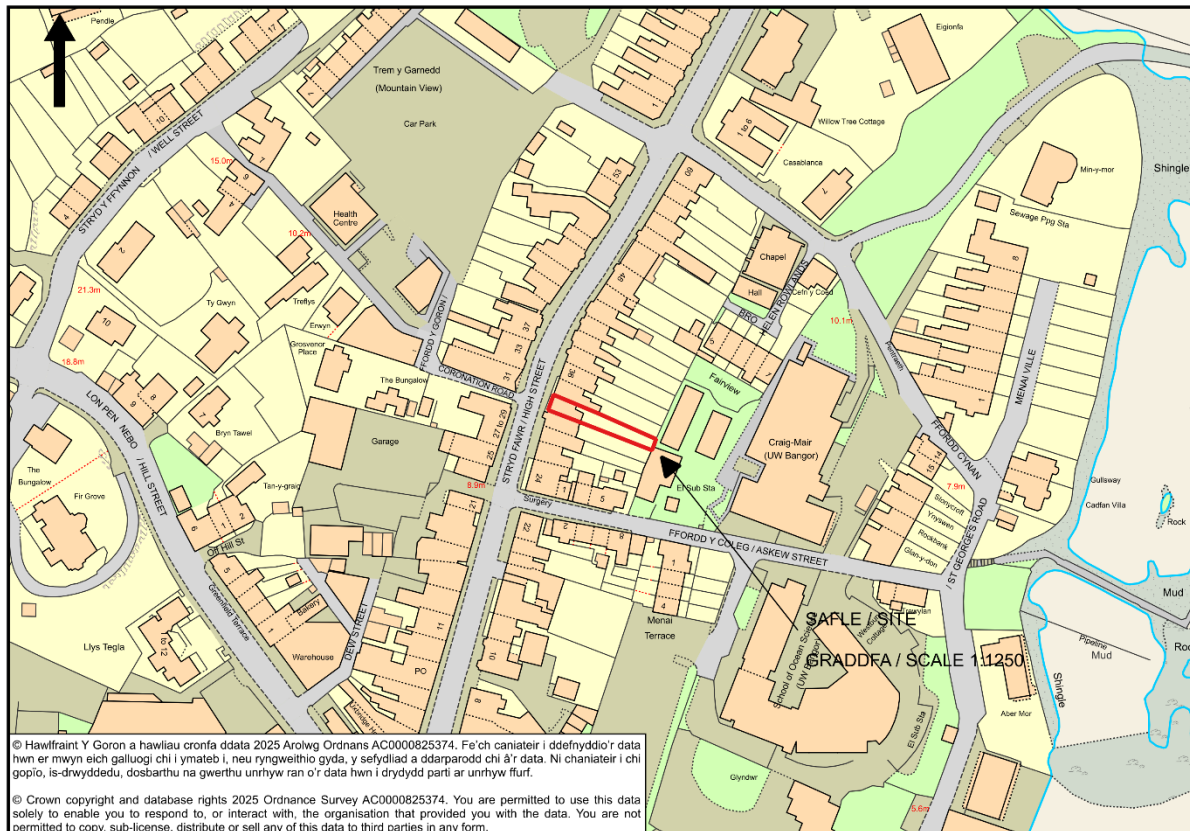


Application Reference: FPL/2025/240

Applicant: Dr Elsbeth Iorwerth

Description: Full application for the change of use of a dwelling (Use Class C3) into a dentist and health clinic (Use Class D1) at

Site Address: 32 High Street, Menai Bridge



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

Recommendation: Permit

Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Proposal and Site

The proposal is for the change of use of a dwelling (Use Class C3) into a dentist and health clinic (Use Class D1) at 32 High Street, Menai Bridge.

The property is located within the development boundary and the town centre boundary but is not within the Primary Retail Area of the Local Service Centre of Menai Bridge as defined in the JLDP. The application is also within the designated Conservation Area.

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 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 15: Town Centres and Retail
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy MAN 1: Proposed Town Centre Developments
Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Planning Policy Wales (Edition 12, February 2024)

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	No flood risk. SuDS advice.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Polisi Cynllunio / Planning Policy	Comments/advice in relation to relevant policy framework.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice regarding ecology/biodiversity.
Iechyd yr Amgylchedd / Environmental Health	Comments/advice regarding relevant environmental considerations.
Ymgynghorydd Treftadaeth / Heritage Advisor	No built heritage comments.
Cynghorydd Sonia Williams	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cyngor Tref Porthaethwy / Menai Bridge Town Council	No response at the time of writing the report.

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 19/11/2025. At the time of writing this report no representations had been received.

Relevant Planning History

None.

Main Planning Considerations

Introduction

The application is made for the change of use of a dwelling (Use Class C3) into a dentist and health clinic (Use Class D1) at 32 High St, Menai Bridge.

The property is located within the development boundary and the town centre boundary for Menai Bridge as defined in the JLDP. The site is not within the Primary Retail Area. The application is also within the designated Conservation Area.

Main Policy Considerations

Strategic Policy PS 15 of the JLDP seeks to protect and enhance the vitality and viability of town centres and their retail, service and social functions. Menai Bridge is recognised as a Local Retail Centre within the settlement hierarchy contained in Policy PS 15. A diverse mix of suitable uses is encouraged within high quality urban centres and attracts a wide range of people at different times of the day. Therefore, within town centres a mixture of suitable uses, including the proposed use (D2), is encouraged and complies with policy MAN 1: Proposed Town Centre Developments which states that:

“Proposals for new retail, commercial and leisure development will be directed towards town centres, as shown on the Proposals Maps, in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre in the retail hierarchy set out in Policy PS 12.

Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be granted provided they conform to the following criteria:

- 1. They enhance the attractiveness, vitality and viability of the town centre,*
- 2. The proposal, either individually or cumulatively, does not undermine the retail role of the centre;*
- 3. The proposed use is in keeping with adjacent uses;*
- 4. The proposed does not create an excessive amount of dead frontages.”*

Paragraph 6.3.100 of the JLDP states that the vitality, viability and attractiveness of the town centres identified in the plan can be maintained and enhanced by ensuring that town centres identified in the retail hierarchy remain the primary focus for a wide range of town centre uses including (A1, A2 and A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2).

These latter types of town centre uses (B1, D1 and D2) will be encouraged to locate within identified town centres, but outside the identified Primary Retail Areas.

It is considered that the proposal will enhance the attractiveness, vitality and viability of the town centre, is in keeping with adjacent uses, would not undermine the retail role of the centre and would not create dead frontages. In addition the site is not within the Primary Retail Area therefore the proposal is considered to be acceptable and accords with policy MAN 1 of the JLDP.

Design & Impact

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 extensions and alterations to existing buildings and structures will only be permitted provided they conform to all the criteria in the policy where relevant.

No external alterations are proposed as part of the development and therefore accords with policies PCYFF 3 & AT 1.

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 a bird box is 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 been consulted on the proposal and have raised no objection due to the sustainable location of the proposal and availability of public car parks nearby.

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that

application. This is further supported by para 3.28 of Planning Policy Wales (Edition 12) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part D to F). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language.

Sufficient information has been provided as part of the planning application to satisfy the requirements of the policy in relation to the Welsh language considerations.

Conclusion

The proposal is considered to be acceptable and accords with relevant development plan policies.

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) The premises shall only be used for as a dental surgery and health clinic and for no other purpose specified in Class D1 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 box shall be installed as noted on the proposed floor plan 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**
- **Proposed Floor Plans**
- **Green Infrastructure Statement**

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, PS15, PS19, PS20, PCYFF1, PCYFF2, MAN1, AT1, 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.