

**Site Address:** Ysgol Uwchradd Bodedern, Bodedern

The proposed development is to erect a 2.6m high fence around the school ground and the replacement of the existing gates.

## Key Issues

The applications' main issues are:

- i. Site and design
- ii. Impact on adjacent neighbouring properties
- iii. Ecology and Biodiversity
- iv. Surface Water Flood zone

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy AMG 5: Local Biodiversity Conservation

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

### Planning Policy Wales (Edition 12, February 2024)

### Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gwilym O Jones	No observations received to date.
Cynghorydd Ken Taylor	No observations received to date.
Cyngor Cymuned Bodedern Community Council	No observations received to date.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations received to date.
Prifffyrdd dros dro / Highways temporary	No objections raised to this application.
Dwr Cymru/Welsh Water	Advisory notes given.

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 15/01/2026. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

13LPA877/CC - Cais llawn ar gyfer creu cae synthetig, maes pel-droed, maes parcio ynghyd a codi ffens 5m a 3m o uchder o amgylch y cae synthetig yn / Full application for the creation of a synthetic pitch, grassed football pitch, car parking area together with the erection of a 5m and 3m fence around the synthetic pitch at sgol Uwchradd Bodedern,Bodedern. Caniatáu/Approved 13/02/2007

13LPA877A/CC - Cais ol-weithradol ar gyfer ail-leoli'r man parcio a ganiatawyd dan gais rhif 13LPA877/CC yn / Retrospective application for the re-location of the car park previously approved under planning reference 13LPA877/CC at Ysgol Uwchradd Bodedern,Bodedern. Caniatáu/Approved 09/05/2007

13LPA877B/CC - Cais i godi twnel poli i bwrpas addysg yn / Application for the erection of a polytunnel for educational purposes at Ysgol Uwchradd Bodedern, Bodedern. Caniatáu / Permitted -21/05/2007

FPL/2021/112 - Cais llawn i osod ffensys diogelwch yn / Full application for the erection of safety fences at Ysgol Uwchradd Bodedern, Bodedern. Caniatáu / Permitted - 28/07/2021

FPL/2023/178 - Cais llawn ar gyfer gosod 10 colofn golau 9m o uchder yn / Full application for the installation of 10 9m high lighting columns at - Ysgol Uwchradd Bodedern, Bodedern. Caniatáu / Permit - 05/10/2023

FPL/2023/291 - Cais llawn i newid defnydd yr byngalo gofalwr presennol at ddibenion addysgol yn / Full application for the change of use of the existing caretaker's bungalow for educational purpose at - Ty Ysgol / School House, Ysgol Uwchradd Bodedern Secondary School, Bodedern - Caniatáu / Permit - 07/12/2023

## **Main Planning Considerations**

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

The proposed development seeks permission for the erection of a 2.6-metre-high perimeter fence along the northeastern to southern boundaries of the school curtilage, together with the replacement of existing gates to the southwest of the site, increasing their height from 2m to 2.6m. The fencing will comprise powder-coated metal panels finished in green. The replacement gates will be constructed of square hollow steel sections with mesh infill panels and powder-coated green to match the proposed fencing and existing boundary treatments.

The siting of the proposed fencing and gates is considered appropriate, forming a clearly defined and secure boundary around the school grounds. The positioning is necessary to enhance site security, safeguard pupils and staff, and prevent unauthorised access and trespassing.

In terms of scale, the proposed fencing and gates, at 2.6m in height, are considered proportionate to the size and function of the site. Given the institutional nature of the use and the need for enhanced security, the development would not appear incongruous nor result in any adverse visual impact on the school buildings or the surrounding area. The proposal is therefore considered to comply with the requirements of Policy PCYFF 3.

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

The application site is centrally located within the village of Bodedern, with residential properties primarily located to the north, east and south of the school. The proposed fencing is to be erected along the western boundary of the school playing field, at a closest distance of approximately 45m from the nearest residential property.

Due to the modest scale of the development, its location within the school grounds, and the separation distance from neighbouring dwellings, the proposal would not give rise to unacceptable impacts on residential amenity, including privacy, outlook or overbearing effects. As such, the development is considered to accord with Policy PCYFF 2. Furthermore, the enhanced boundary treatment will improve site security and reduce the potential for trespassing, which is considered to be of wider benefit to the local community and nearby residents.

### **iii. Ecology and Biodiversity**

As part of the proposal, two bird boxes will be installed on mature trees to the southwest of the site, providing a measurable biodiversity enhancement in accordance with Policy AMG 5 and the requirements of the Environment Wales Act (2016).

Where the proposed fencing is located in proximity to existing trees and where root diameters exceed 25mm, excavation will be undertaken by hand in accordance with the Council's Landscape Officer's recommendations to ensure the protection of existing vegetation. A Green Infrastructure Statement has been submitted with the application, outlining the ecological considerations of the proposal and demonstrating compliance with Chapter 6 of Planning Policy Wales.

#### **iv. Surface Water Flood Zone**

Part of the proposed fencing is located within a Zone 2 Surface Water Flood. Due to the scale of the proposal a concise Flood Consequence Assessment (FCA) has been submitted as part of the application, confirming that the proposed 2.6m high fence around the school grounds, located within a Zone 2 Surface Water Flood Risk Area, will not increase flood risk. The design incorporates a clearance gap of 50-150mm at the base and uses only localised post holes, allowing surface water to flow as existing. The fence is water compatible, non-habitable, and will not displace floodwater or impede flow routes.

#### **Conclusion**

This application proposes the erection of 2.6-metre-high perimeter fencing around parts of the school curtilage together with the replacement of existing gates, increasing their height from 2m to 2.6m. The development is considered to be appropriately sited and designed to meet the operational and safety requirements of the school. Given its scale, design and functional appearance, the proposal would integrate satisfactorily within the existing built environment and would not result in any unacceptable visual impact.

Due to its location within the school grounds and the separation distances to nearby residential properties, the development would not give rise to unacceptable impacts on residential amenity, including privacy or outlook. The proposal also includes measures to enhance biodiversity and to protect existing trees, in accordance with relevant policy requirements. Overall, the development is considered acceptable and complies with the relevant policies of the Development Plan and national planning guidance.

#### **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The development shall begin no 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.

**(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 with any provision of the conditions of this planning permission.**

- **Location Plan - AL/15085/01**
- **Existing and proposed details of gate - AL/15085/04**
- **Proposed site plan - AL/15085/02**
- **Location of Proposed fence near running track - AL/15085/05**
- **Fence specification - Dated 10/12/2025**
- **Green Infrastructure Statement - Dated 05/01/2026**
- **Flood Consequence Assessment - Dated 10/12/2025**

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

**(03) Prior to the use of the fencing hereby approved the two bird boxes is to be installed on the mature trees as per drawing 'Location of Proposed fence near running track - AL/15085/05' and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity

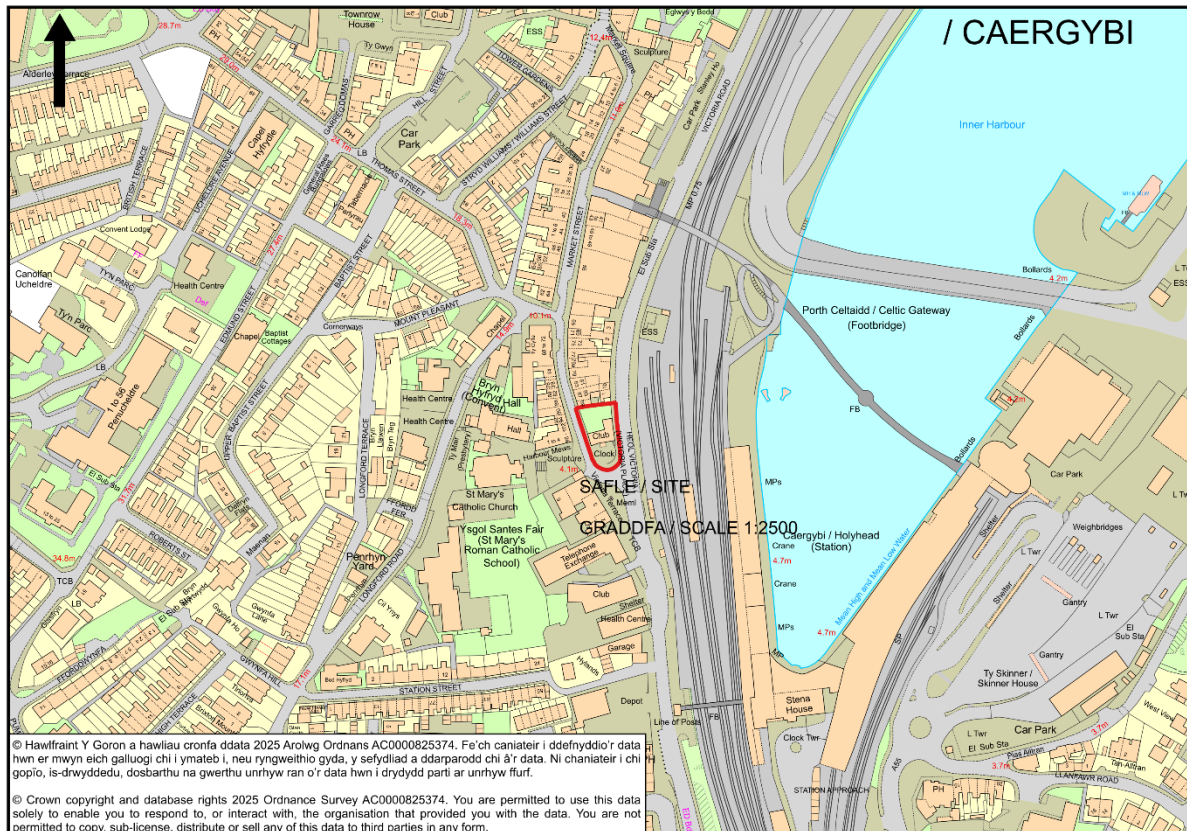
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2025/208

**Applicant:** Isle of Anglesey County Council

**Description:** Full application for the demolition of the existing building together with the creation of a public amenity area and associated works in lieu at

**Site Address:** 97 Market Street, Holyhead



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application has been submitted by Anglesey County Council.

**Proposal and Site**

The application site comprises 97 Market Street (the United Ex-Servicemen's Club) which is a building located at the junction of Market Street and Victoria Road, and the adjacent land to the northeast which previously contained no's 91-95 Market Street (odd no's) all of which lie within the Holyhead Central Conservation Area.

This is a full application for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works.

## Key Issues

The application's key issues are:

- i. Does the proposal comply with relevant policies and policy considerations.
- ii. Does the proposal significantly affect the setting of the adjacent listed buildings and Holyhead Conservation Area -
- iii. Impact on neighbouring properties -

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Policy CYF 8: Holyhead Regeneration Area

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 1: Welsh Language and Culture

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

Supplementary Planning Guidance (SPG): Design Guide for the Urban and Rural Environment

Holyhead Central Conservation Area Character Appraisal

Planning Policy Wales – Edition 12 (2024)

TAN 12: Design

TAN 24: The Historic Environment

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Pip O'Neill	No response
Cynghorydd Jeff M. Evans	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Cyngor Tref Caergybi / Holyhead Town Council	No response
GCAG / GAPS	Requested that no works commenced until an archaeological building record has been completed
Draenio / Drainage	Comments regarding flooding
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested a Traffic Management Scheme

Iechyd yr Amgylchedd / Environmental Health	Standard response in terms of environmental issues, contaminated land and demolition activities
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to proposed planting, ecological survey and external lighting.
Mr Nathan Blanchard	No response
Dwr Cymru/Welsh Water	Further information required in relation to the location of its apparatus on the site and the means of disposal of surface water.

The proposal has been advertised through the distribution of letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was 06/10/2025. At the time of writing this report no representation had been received at the department.

### Relevant Planning History

19C372/TR – Alterations and extensions to The Crown Restaurant, Market Street, Holyhead. Approved 14/07/1989.

19LPA676A/CC - Conservation Area Consent to demolish and re-build a shop and offices on the site of 99/101 Market Street, Holyhead. Approved 06/06/1995.

19LPA676B - Demolition of the existing 'Manweb' building, together with environmental improvements at 'Manweb' building, 99/101 Market Street, Holyhead. No Objection 26/08/1999.

19LPA676C - Conservation area consent for the demolition of the existing 'Manweb' building, together with environmental improvements at 'Manweb' building, 99/101 Market Street, Holyhead. Approved 29/03/1999.

19LPA694/CC – Installation of an oriel window on the first floor at 97 Market Street, Holyhead. Approved 06/02/1996.

19LPA1018/CC - Full application for the demolition of existing buildings at - 91-95 Market Street, Holyhead - Approved 12/10/2015

19LPA1018A/CA/CC - Conservation Area Consent for the demolition of existing building at 91-95 Market Street, Crown Hotel and Grill, Holyhead - Granted 18/12/2015

19LPA1018B/CC/DIS - Application to discharge condition (02) (Traffic Management Scheme) of permission reference 19LPA1018A/CA/CC - 91-95 Market Street, Holyhead - Condition discharged 03/06/2016

CAC/2025/3 - Conservation Area Consent for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works at 97 Market Street, Holyhead - No decision to date

ADV/2025/7 - Application for the temporary siting of advertisement panels in relation to the redevelopment of the site at 91-97 Market Street, Holyhead - Approved 05/11/2025



## **Main Planning Considerations**

The application is made by the Council for the demolition of 97 Market Street, and redevelopment of the whole site (building plot of 97 Market Street and site of the previously demolished 91 to 95 Market Street) in order to create a new area of public open space.

The former use of the building was as a bar and the use ceased in 2014. To the west and south of the site lies Market Street and to the east lies Victoria Road. To the north of the application site lies 89 Market Street. As stated previously the site lies within Holyhead Conservation Area. The Grade II Listed Building and Cenotaph lie to the southwest and south of the application site.

**i. Policy context** - The site has not been designated for any planning use in the Anglesey and Gwynedd Joint Local Development Plan (JLDP). As defined under Policy CYF 8 of the JLDP the site lies within the Holyhead Regeneration Area. Policy CYF 8 states that within the Holyhead Regeneration Area proposals which will aid and transform change by encouraging Holyhead to become a more attractive location to live, work, visit and enjoy will be supported as long as they are well planned and have a realistic prospect of being implemented. The policy goes on to list the relevant criteria that must be met.

The proposal will include the whole parcel of land between Market Street and Victoria Road. The existing vacant, unsightly building will be demolished. The scheme will provide an external seating area for the community and visitors to the area. The area will include seating areas, sculptures, landscaping and a water feature. It is therefore considered that the proposal will improve the facilities in the locality and result in improvement in the visual amenity of the area and will provide an area for the visitors to the town to enjoy. Due to the above it is considered that the proposal complies with the requirement of Policy CYF 8.

**Flooding** - The site lies within flood zone 3 as defined under Technical Advice Note 15: Development, Flooding and Coastal Erosion. In line with the requirement of the TAN a flood risk was submitted in support of the application. During pre-application discussions with Natural Resource Wales (NRW) confirmed that a detailed Flood Consequence Assessment was not required for the development and that a Flood Risk consideration would be acceptable. NRW have been consulted and confirmed that given the nature and scale of the development they consider the proposal to be acceptable and raised no objection to the proposal.

**Drainage** - Welsh Water has raised concern that the site is crossed by a public sewer and public watermain and have requested that the developer undertake a survey to locate the assets on the site. It is also proposed to dispose of surface water via the public combined sewer and this cannot be supported and requested that an alternative method of disposal is sought. The agent has confirmed that the investigation will take place on the 9th February, 2026.

**ii. Does the proposal significantly affect the setting of the adjacent listed buildings and Holyhead Conservation Area** - An application for Conservation Consent has been submitted and considered by the local planning authority. The Heritage Officer has assessed the proposal and determined that the development will not have an impact on the Holyhead Conservation Area or on the Grade II Listed Building and nearby Grade II Listed Cenotaph.

Members may recall that an application for Conservation Area Consent was considered by the Planning and Orders Committee on 5th November 2025 and it was resolved to approve the application. At present the Welsh Government Planning Division is considering the application and no decision has been received at the department.

**iii. Impact on neighbouring properties** - The site lies within Holyhead Town Centre and will result in the loss of the vacant bar. Due to the location of the works being between Victoria Road and Market Street which are heavily trafficked by pedestrians and vehicles. The site lies next to commercial properties and due to the nature and scale of the development it is not considered that the development will have an adverse impact on the amenities currently enjoyed by the occupants of neighbouring properties.

## **Conclusion**

The proposal will have improve the visual appearance of the area and improve the visitor experience. The demolition of the existing building and provision of a public realm will not have an impact on the setting of the neighbouring Grade II Listed Building and Cenotaph or have a detrimental impact on the character of the Holyhead Conservation Area. The development complies with current policies.

The recommendation is one of approval subject to the satisfactory completion and results of the CCTV survey as requested by Welsh Water.

## **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.**

1620017442-RAM-ZZ-XX-DR-L-00100 - Rev P01 - Location Plan  
1620017442-RAM-ZZ-XX-DR-L-92101 - Rev P01 - Tree and Lower Planting Plan  
1620017442-RAM-ZZ-XX-DR-L-00102 - Rev P01 - Site General Arrangement Plan  
1620017442-RAM-ZZ-XX-DR-L-91101 - Rev P02 - Levels and Drainage Plan  
1620017442-RAM-ZZ-XX-DR-L-90101 - Rev P01 - Hardscape, Furniture and Furnishing Zone Plan  
1620017442-RAM-ZZ-XX-DR-L-00301 - Rev P01 - Existing and Proposed Site Section 1 of 3  
1620017442-RAM-ZZ-XX-DR-L-00302 - Rev P01 - Existing and Proposed Site Section 2 of 3  
1620017442-RAM-ZZ-XX-DR-L-00303 - Rev P01 - Existing and Proposed Site Section 3 of 3  
1620017442-RAM-ZZ-XX-DR-L-00200 - Rev P01 - Typical Hardscape and Planting Details

Planning Statement - Quod

Sustainable Drainage Strategy

Preliminary Ecology Appraisal Report - Ecology Consulting

Heritage Impact Assessment - Cadnant Planning

Risk Assessment Flooding

Green Infrastructure Statement - Ramboll

Design and Access Statement - Ramboll

Phase 1 - Environmental Site Assessment - Ramboll

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

**(03) No development (including stripping out, demolition or site clearance) shall take place until an archaeological building record has been completed in accordance with a written scheme of investigation that has been approved in advance in writing by the Local Planning Authority. The archaeological building record shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition or site clearance works.**

**(ii) No development (including site clearance, topsoil strip or other groundworks) shall take place until a written scheme of investigation for archaeological mitigation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**

**(iii) A detailed report on the archaeological work required by condition (ii) shall be submitted to and approved in writing by the Local Planning Authority within 6 months of completion of archaeological fieldwork.**

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

**(04) All demolition works shall be carried out between the months of September and February. If works are to commence between February and August then an Ecology Survey will need to be carried out by a specialist Ecologist to confirm no nesting birds are nesting on or in the building and within the red line of the location plan and a report provided to the Local Planning Authority for approval before any development commences on site.**

Reason: In view of protection of active nests in law

**(05) No external lighting shall be fixed to or sited on the proposed extension until full details of any such lighting is submitted to and approved in writing by the Local Planning Authority. Details should include the positions of the lightings and the wattage strengths. The development shall thereafter proceed in accordance with the submitted details.**

Reason: To help conserve and safeguard biodiversity.

**(06) No development shall commence until a long-term management plan for the biodiversity enhancements and mitigation measures has been submitted to and approved in writing by the local planning authority. The development shall comply with the approved details.**

Reason: To help conserve and safeguard biodiversity

**(07) 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.

**(08) 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

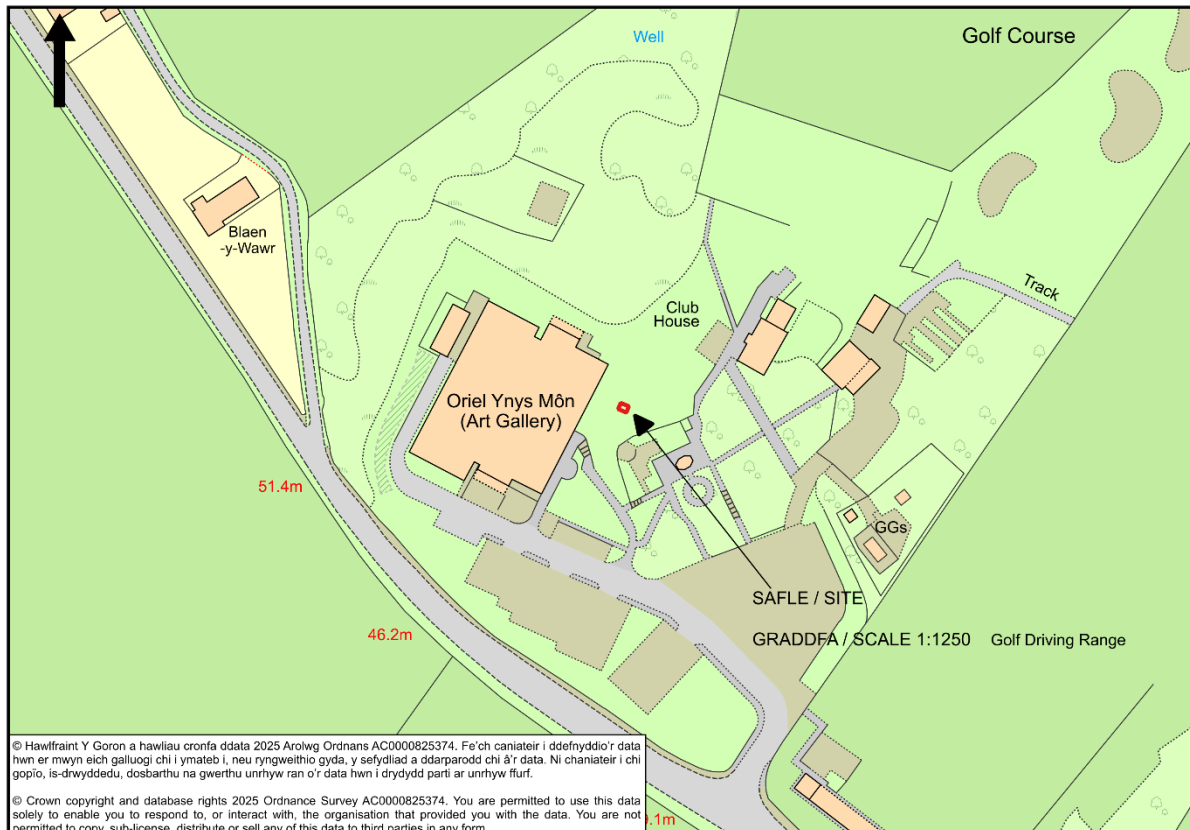
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** ADV/2025/15

**Applicant:** Anglesey Local Nature Partnership

**Description:** Application for the siting of a non-illuminated sign at

**Site Address:** Oriel Ynys Môn, Llangefni.



## Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

### Proposal and Site

The application site is within the grounds of Oriel Môn, just outside the development boundary of Llangefni as defined by the Joint Local Development Plan. The application presented is for a wooden sign post with 8 fingers, each finger highlighting the name, location, and distance of birds and their migration destinations.

## 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, roads, or the surrounding area.

## Policies

### Joint Local Development Plan

*PCYFF 2: Development Criteria*

*PCYFF 3: Design and Place Shaping*

*PS 1: Welsh Language and Culture*

### Supplementary Planning Guidance:

*SPG - Design Guide for the Urban and Rural Environment (2008)*

### Planning Policy Wales (12th Edition)

### Technical Advice Notes:

*TAN 7: Outdoor Advertisement*

*TAN 12: Design (2016)*

*TAN 20: Planning and the Welsh Language (2017)*

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Non Lewis Dafydd	No response.
Cynghorydd Dylan Rees	No response.
Cynghorydd Paul Charles Ellis	No response.
Cyngor Tref Llangefni Town Council	No objections.
Priffyrdd dros dro / Highways temporary	No objections.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 07/01/2026. At the time of writing this report, no letter of representation had been received at the department.

## Relevant Planning History

34LPA341C/DC - Codi oriel treftadaeth Ynys Môn gyda newidiadau i'r mynedfa bresennol ar dir ger / Erection of the Anglesey Heritage Gallery together with improvements to existing access on land adjoining Oriel Ynys Môn, Llangefni. Dim Gwrthwynebiad / No Objection - 07/06/1990.

34LPA341D/CC - Creu estyniad i'r adeilad presennol i ddarparu adnoddau ychwanegol ar gyfer arddangos celfyddyd a pherfformio - gyda chyfleusterau ategol a tirlunio'r safle yn / Extension to existing building to provide additional art exhibition and performance capability - with ancillary facilities and site landscaping at Oriel Ynys Môn, Llangefni. Dim Gwrthwynebiad / No Objection - 11/06/1997.

34LPA341E/CC - Creu estyniad i'r adeilad presennol i ddarparu adnoddau ychwanegol ar gyfer arddangos celfyddyd a pherfformio gyda chyfleusterau ategol a tirlunio'r safle yn / Extension to existing

building to provide additional art exhibition and performance capability with ancillary facilities and site landscaping at Oriel Ynys Môn, Llangefni. Dim Gwrthwynebiad / No Objection - 20/01/1998.

34LPA341F/CC - Addasu ac ehangu yn / Alterations and extensions at Oriel Ynys Môn, Llangefni. Caniatáu / Permitted - 05/01/2005.

34C558/AD - Codi 4 arwydd heb eu goleuo yn / Erection of 4 non-illuminated signs at Oriel Ynys Môn, Llangefni. Caniatáu / Permitted - 03/09/2007.

## **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, roads, or the surrounding area.

### **The application's main issues are:**

- i. Proposed Development.
- ii. Sign Detail.
- iii. Siting and Design.
- iv. Impact on Amenities, Neighbouring Properties, and Roads.
- v. Importance of the Welsh Language.

### **Proposed Development:**

The application site is within the grounds of Oriel Môn, just outside the development boundary of Llangefni as defined by the Joint Local Development Plan. The application presented is for a wooden sign post with 8 fingers, each finger highlighting the name, location, and distance of birds and their migration destinations.

### **Sign Detail:**

The sign will be 3 meters in height. Each finger will be 150mm x 700mm. The material is oak wood with black writing on the sign.

### **Siting and Design:**

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. There is no illumination on the sign, therefore it is not considered an overt distraction to road users. The design and appearance are considered acceptable, and the scale of the development is considered acceptable given that the scale does not have a negative visual impact on the surrounding area.

### **Impact on Amenities, Neighbouring Properties, and Roads:**

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon 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.

The sign will not have a large visual impact therefore the erection of the new sign is appropriate to this area. It will integrate well into its place within the grounds of Oriel Môn. It is considered that the impacts would be negligible, and as such considered that the application complies with policy PCYFF 2.

### **Importance of the Welsh Language:**

Policy PS 1: Welsh Language and Culture states we will promote the use of the Welsh language by, “requiring a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies.”

The sign has operational signage therefore it is important that the information is bilingual. There is Welsh and English information on the sign therefore it conforms with Policy PS 1.

### **Conclusion**

The proposal is a small scale development to provide a wooden sign post with 8 fingers, each finger highlighting the name, location, and distance of birds and their migration destinations. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads, or the surrounding area. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan. The recommendation is one of 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.**

- **Location plan.**
- **Proposed elevational drawing.**
- **Proposed details of each finger post.**

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

**(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**



Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity.

**(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

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

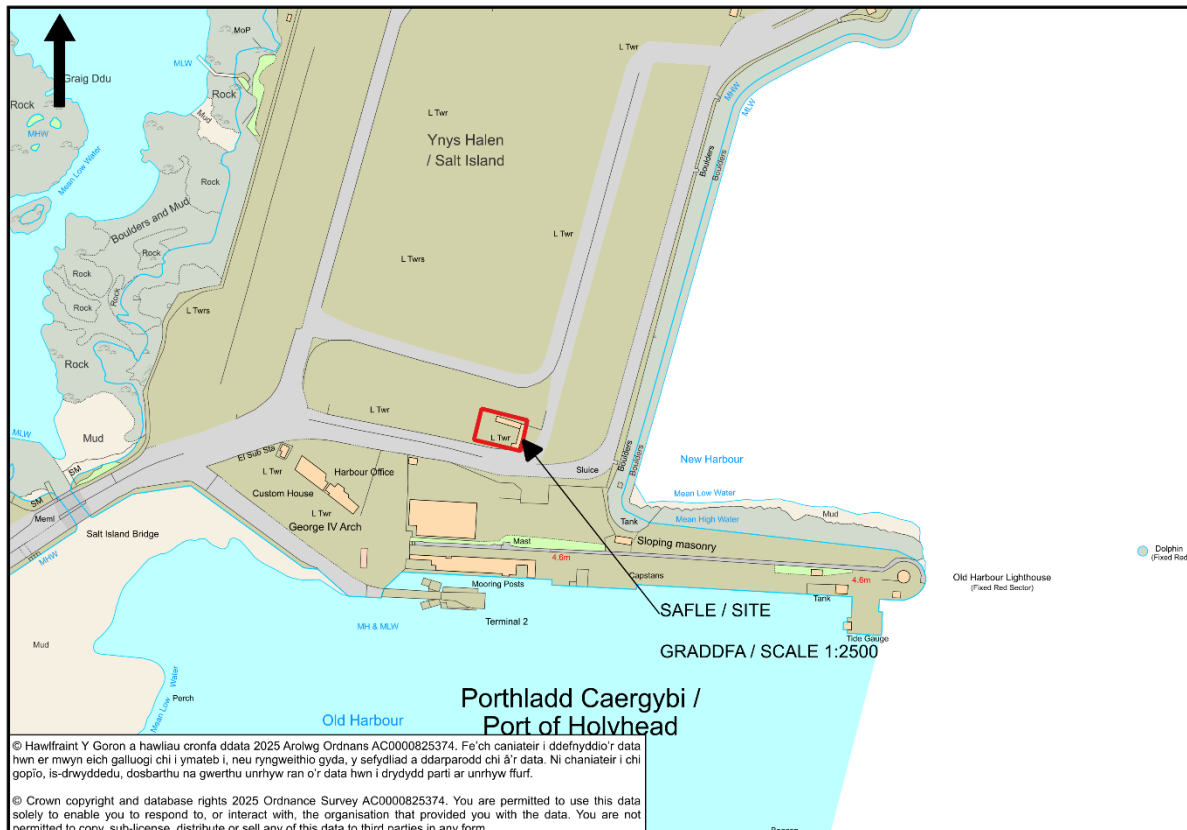
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2025/283

**Applicant:** Stena Line Ports Ltd

**Description:** Full application for the erection of a new duty-free retail building and customer toilet block at

**Site Address:** Holyhead Port.



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee by the Local Member due to local concern, the scale of the development and potential impact on the environment.

### Proposal and Site

This is a full application for the erection of a new duty-free retail building and customer toilet block at Holyhead Port. The new building will replace the existing containers and buildings that are currently on the site that are used as a duty-free and toilet block facilities. The proposal also entails the re-location of the lighting pole.

## Key Issues

- Policy Considerations
- Design and Scale
- Flood Risk
- Impact on the immediate area/surrounding uses
- Biodiversity/Green Infrastructure Statement
- Welsh Language
- Conservation Area
- Highways

## Policies

### Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture

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 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Strategic Policy PS 14: The Visitor Economy

Policy TWR 1: Visitor Attractions and Facilities

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

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

Supplementary Planning Guidance - Parking Standards

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 5: Nature Conservation and Planning (2009)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 12: Design (2016)

Technical Advice Note 23: Economic Development (2014)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 20: Planning and the Welsh Language (2017)

Technical Advice Note 24: The Historic Environment (2017)

Planning Policy Wales (Edition 12, February 2024)

## Response to Consultation and Publicity

Consultee	Response
Prifffyrdd dros dro / Highways temporary	Highways have confirmed that the proposal will not have any detrimental effect on the highway authority.

Draenio / Drainage	Confirmation received that the drainage section is satisfied with the submitted Flood Consequence Assessment.
Cyfoeth Naturiol Cymru	Satisfied with the Flood Consequence Assessment received with the planning application. General comments received in relation to protected sites.
Cynghorydd Robert Llewelyn Jones	Requested a call in to the Planning and Orders Committee due to local concern and the potential scale and impact on the environment.
Cynghorydd Glyn Haynes	No response.
Cyngor Tref Caergybi / Holyhead Town Council	No response.
Dwr Cymru/Welsh Water	Conditional Approval subject to no surface water being allowed to connect to public sewerage system.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the Green Infrastructure Statement, Ecological mitigation and Construction Environmental Management Plan submitted with the planning application.
Ymgynghorydd Treftadaeth / Heritage Advisor	Confirmation that the proposal will not impact nearby Listed Buildings.

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 29 December, 2026. At the time of writing this report, 1 letter of objection had been received. The main points raised are summarised below:

- Unable to see exactly where the proposed duty free building is to be located
- Careful consideration needs to be given to how existing brownfield sites are developed and what to prioritize such as urgent requirement of HGV truck stop
- Constructing Duty Free shop is at the bottom of the ladder and will not bring benefits to the town of Holyhead only to Stena

In response to the above objections

- The location of the duty-free building is clearly shown on the details on the public portal. The duty-free building will be located in the same area as the current temporary containers and structures that are already located on the site and used as a duty free shop, toilets etc.
- Each planning application must be determined as it has been presented and is considered against relevant local and national policies.
- This planning application is to replace an existing duty-free facility and will provide tourists and visitors with higher quality facilities as well as a higher quality building.

### **Relevant Planning History**

19C1046B/SCR - Screening opinion for 25 vertical axis wind turbines

### **Main Planning Considerations**

#### **Site Location**

The site is located within the long-established operational ferry terminal and is surrounded by car parking, port infrastructure and operational hardstanding and used for passenger service and terminal-related functions.

## **Policy Considerations**

The main relevant policies for this type of planning application is as follows:-

- Policy TWR1 – Visitor Attractions and Facilities

Amongst other policies which will be considered in their relevant sections below.

Policy TWR1 states that proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to be located within the development boundary. The application site is not within the development boundary but is immediately adjacent to the development boundary. Criteria 1 of the policy states that the proposals should only be permitted if the development is a re-use of an existing building or a suitable previously developed site and Criteria 2 states that the proposal should be closely related to other existing buildings that forms part of an existing tourist facility or Criteria 3 states an activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates.

In response to the above it is considered that the site is a suitable previously developed site and the proposed building replaces a use that is currently in existence.

It is considered that the proposal complies with criteria i. – iv of the policy as the scale, type and massing of the proposed building is acceptable when considering the scale, massing and type of other buildings nearby. The proposed building is of high quality in terms of design, layout and appearance and will be an improvement to the existing containers, temporary structures and Portaloo's that are currently on the site. The proposal will enhance the experience of visitors and tourists using the ferry port. The proposal includes 10 full time and 6 part time staff as part of the proposal.

It is therefore considered that the proposal will comply with policy TWR1.

## **Design and Scale**

Policy PCYFF3 relates to Design and Place Shaping and requires that all proposals 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. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all the policy criteria, where relevant.

As stated above the new building will directly replace a number of existing temporary portacabins, containers and Portaloo's that are currently located on the site. The proposal therefore represents improved facilities of a higher design and quality than what is currently on the site. This proposal entails the improvement of an existing facility on the site rather than a new use and will improve the visual appearance of the site.

The new building will provide a high quality, permanent, purpose built structure of approximately 372 square metres. The building will accommodate a duty-free retail space together with customer WC and welfare facilities.

The proposed building measures 24m x 15.5m x 4.6m in height and the external materials will be stainless steel sheeting, the colour of the sheeting will be Merlin Grey and the windows and doors Anthracite Grey.

## **Flood Risk**

The planning application proposes less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea).

Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) gives advice on how LPA should consider applications in line with current planning policy.

NRW have reviewed the updated FCA submitted by the applicant, dated 08/01/2026 and confirm that they have demonstrated that the proposal is compliant with figure 5 of TAN15 and indicates that the flood risk can be managed accordingly.

The updated FCA shows that the proposal will be designed to be flood free during the 0.5% tidal event along with an appropriate allowance for climate change for the lifetime of the development. This uses the central estimate associated with emissions to establish sea level rise. The updated FCA advises of a minimum Finished floor level of 4.8m Above Ordnance Datum which is set 120mm above the 0.5+CCA flood level. The Upper end estimate provides a higher level of 4.95m AOD.

A condition will be placed on the permission to ensure that the FFL is set at 4.8m above AOD.

## **Impact on the immediate area/surrounding uses**

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance. The policy also states that planning permission 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.

The proposal is located a significant distance away from any nearby residential properties or adjacent uses and it is not considered that the proposal will have any negative impact on the health, safety or their amenity.

The proposal complies with PCYFF2.

## **Biodiversity/Green Infrastructure Statement**

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 proposal comprises a previously developed hardstanding area which currently houses containers and temporary structures. There will be no trees/hedges or vegetation impacted as a result of the development. In order to provide an ecological enhancement as required under Policy AMG5 and Chapter 6 of the Joint Local Development Plan the proposal includes the installation of two sparrow nest terrace boxes and two 1N Schwegler nest box positioned on the Northern Elevation of the new building all of which are shown on the proposed elevational drawings. Lighting shall be low luminance, LED, warm white in colour not exceeding 2700K and downward facing. Lights shall be controlled by a timer and/or sensor to restrict operation to essential periods only.

A Construction Environmental Management Plan (CEMP) has been received with the planning application with sufficient information to identify appropriate control measures to prevent pollution, manage construction activities and avoid adverse effects on nearby designated sites, watercourses and the coastal environment. The Local Planning Authority is satisfied with the CEMP and a condition will be placed on the permission to ensure that works are carried out in accordance with the CEMP.

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.

### **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.

The applicant has provided a statement which considers the Welsh Language and the Local Planning Authority is satisfied that adequate consideration has been given to the Welsh Language.

### **Listed Buildings**

Policy PS20 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.

Policy AT1 relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens and states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must where appropriate, have regard to the adopted Conservation Area Character Appraisals.

The proposed development is located adjacent to a group of Listed Buildings at Admiralty Pier, Harbour Office, Customs House, George IV Arch and the Lighthouse on Admiralty Pier. The Heritage Officer has confirmed that the proposed scale of the building is not considered to be excessive when compared to other modern service buildings in the vicinity. Consequently, it is not anticipated that the proposed development would result in an unacceptable impact or harm to the setting of the Listed Buildings located near the site. It is not considered that the proposal will affect significant views into and out of Holyhead Conservation Area.

The proposal therefore complies with Strategic Policy PS20 and Policy AT1 of the JLDP.

### **Highways**

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. Policy TRA2 and TRA4 are also relevant in

terms of parking standards and managing transport impacts. These principles are also reiterated in Planning Policy Wales Edition 12, Supplementary Planning Guidance on Parking Standards and Technical Advice Note 18: Transport.

The proposal will not generate any additional traffic beyond the existing ferry activity.

## **Conclusion**

It is considered that the proposal to replace the existing temporary containers and structures which are currently used for duty free purposes including ancillary facilities such as toilets and replacing with a high quality building is acceptable. The scale and design of the building is acceptable and the proposal represents improved facilities of a higher design and quality than what is currently on the site. As the new building is of a higher quality in terms of design and materials, it will have a positive impact on the area visually.

The proposal will not harm the setting of any nearby listed buildings or the setting of the Conservation Area and suitable measures have been put in place to ensure that the proposal will not impact protected sites, watercourses or the coast.

It is not considered that the proposal will have a negative impact on the Welsh Language and suitable biodiversity enhancements are being introduced into the scheme.

The proposal will not generate any additional traffic beyond the existing ferry activity and it is not considered that the proposal will harm existing shops within the Town Centre.

## **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) In accordance with the Green Infrastructure Statement and the biodiversity enhancements as shown on drawing number 2629-A3-04a submitted with planning application FPL/2025/283. The ecological enhancements shall be carried out prior to the use of the building hereby approved and maintained for the lifetime of the development hereby approved.**

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5 and Chapter 6 of Planning Policy Wales.

### **(03) The use of the building shall be restricted to a duty-free retail use only related to the ferry terminal only and for no other purpose of the Town and country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.**

Reason: To ensure inappropriate uses do not take place and in the interest of the amenity of nearby residential properties.

### **(04) The development shall be carried out strictly in accordance with the Construction Environmental Management Plan drawing number 2629-A3-06a.**

Reason: In order to protect designated sites, watercourses and the coast.



**(05) No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.**

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) The Finished Floor level of the proposed building shall be set at 4.8m AOD.**

Reason: To ensure the building remains flood free.

**(07) The external cladding shall be Merlin Grey in colour and windows/doors shall be Anthracite Grey in colour.**

Reason: For the avoidance of doubt and to ensure the development does not have a visual impact on the area

**(08) 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:**

- **Construction Environmental Management Plan – 2629-A3-06a**
- **Proposed Floorplan – 2629-A3-05a**
- **Proposed Elevations – 2629-A3-04a**
- **Proposed Elevations – 2629-A3-03a**
- **Proposed Location and Block Plan – 2629-A3-02a**
- **Flood Consequence Assessment – 2629-A3-08**
- **Topographic Plan – 2629-A3-09**
- **Green Infrastructure Statement – 2629-A3-07**

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, TRA2, TRA4, PS5, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS13, PS14, TWR1, PS19, AMG5, PS20, AT1

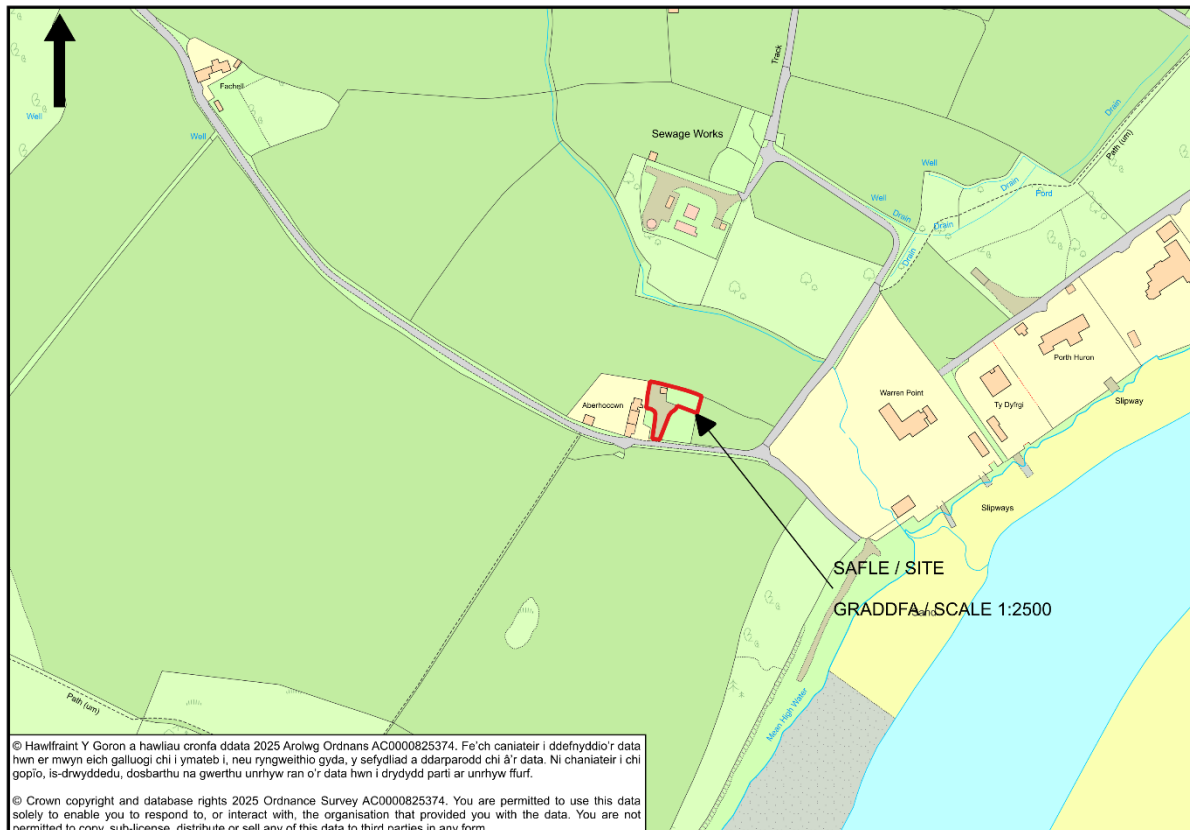
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2025/275

**Applicant:** Ms Nia Hughes

**Description:** Retrospective application for the retention of a field shelter at

**Site Address:** Aberhoccwn, Hermon



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Refuse

**Reason for Reporting to Committee**

Local member has requested the application be called into the planning committee.

**Proposal and Site**

The existing site is a small piece of agricultural land adjacent to the Grade II listed building 'Aberhoccwn' with the site accessible along a single lane country road just outside the development boundary of Malltraeth as defined within the Joint Local Development Plan.

The application has been submitted for the retention of the existing field shelter which includes a room for housing animals, a sheltered decking area, a room with a shower/toilet/sink and retention of a touring caravan for the applicant to stay in when on site.

## **Key Issues**

The key issues are whether the proposal complies with planning policies, would the retention of the field shelter building and touring caravan have a negative impact on the agricultural field, neighbouring dwelling, the Area of Outstanding Natural Beauty or surrounding area.

## **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 PS5: Sustainable Development

Policy PS6: Alleviating and Adapting to the Effects of Climate Change

Policy TAI 14: Residential Use of Caravans, Mobile Homes or Other Forms of Non-Permanent Accommodation

Policy PS 19: Conserving and where appropriate Enhancing the Natural Environment

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG5: Local Biodiversity Conservation

Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities

AONB Management Plan (2023 – 2028)

Planning Policy Wales (12<sup>th</sup> edition)

Technical Advice Note 5: Nature conservation and planning

Technical Advice Note 6: Planning for sustainable rural communities

Technical Advice Note 12: Design

Technical Advice Note 24: The historic environment

## **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Cynghorydd John Ifan Jones	The local member supports the retention of the current development for the shelter of rare breed animals so that the applicant could care for them. The local member requested the application be determined by the planning committee if the planning department intended to refuse the application.
Cynghorydd Arfon Wyn	The first consultation response raised concern that the building looked like a dwelling/cabin to live in rather than a shelter. The second consultation response confirmed that the local member had changed their mind after visiting the site and

	confirmed that they now supported the retention of the shelter for the care of rare breed animals.
Iechyd yr Amgylchedd / Environmental Health	Provided advice for the applicant.
Draenio / Drainage	Provided advice for the applicant.
Cyfoeth Naturiol Cymru / Natural Resources Wales	The first consultation response requested confirmation and details regarding the foul water drainage for the building. The agent provided confirmation of the foul water drainage system. NRW's second consultation response confirmed they had no further comments to make and provided advice for the applicant.
Cyngor Cymuned Bodorgan Community Council	No observations received to date.
Ymgynghorydd Treftadaeth / Heritage Advisor	It is not anticipated that the proposed development would harm the setting of the grade II listed Aberhoccum.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested ecological enhancement and provided advice regarding external lighting.

## Publicity

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties and an advert placed in the newspaper with the expiry date for receiving representations being the 19/12/2025. At the time of writing this report no letters of representation had been received.

## Relevant Planning History

15C171 - Cais ol-weithredol ar gyfer creu estyniad ir cwrtil ynghyd a chodi cysgodfa ar gyfer defnydd storio yn / Retrospective application for the extension to curtilage and erection of a field shelter for storage purposes at Aberhoccwn Cottage, Hermon, Malltraeth. Caniatau / Approved 08/06/2010

15C171A - Cais ol-weithredol ar gyfer cadw'r cysgodfa ar dir ger / Retrospective application for the retention of a field shelter on land near Aberhoccwn Cottage, Hermon, Malltraeth. Caniatau / Approved 04/12/2013

SCR/2025/51 - Barn sgrinio ôl-weithredol ar gyfer cadw lloches cae yn / Retrospective screening opinion for the retention of a field shelter at Aberhoccwn, Hermon. Dim Angen AEA / EIA Not Required 09/12/2025

## Main Planning Considerations

The application is for the retention of a field shelter building and touring caravan has been called into the committee on the request of Councillor John Ifan Jones who has stated that the existing development is an acceptable building, caravan and use in the agricultural field for the care of animals and for the owner to stay within when caring for the animals.

The main planning considerations are if the proposal complies with planning policies, would the retention of the field shelter building and touring caravan have a negative impact on the agricultural field, neighbouring dwelling, the Area of Outstanding Natural Beauty or surrounding area.

## **(i) Policy considerations**

**Policy PCYFF 3** states: *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.*

Criteria 1, 2 and 3 states:

- 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
- 2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
- 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with Policy PCYFF 4;*

The parcel of agricultural land where the building and touring caravan are sited is approximately 0.19 hectares in area. During a site visit on the 22/12/2025 there were 3 alpacas within the building with no other agricultural animals on the land. The field shelter includes a room for housing animals, a sheltered decking area, a room with a shower/toilet/sink, a fenced off area with table and chairs and a touring caravan for the applicant to stay in when on site. The onsite shower, toilet and sink are connected to an existing septic tank and solar panels provide electricity. The building has 2 chimneys for small log burners within the room for housing animals and within the touring caravan.

The building and touring caravan is sited in the Northern part of the agricultural field with the development approximately 1m from the boundary hedge, approximately 27m to the existing access into the field and approximately 1m to the existing agricultural storage shed. A small section of the field where the building and touring caravan is located has been fenced off and with some vegetation having been planted and outdoor table and chairs sited.

The field shelter building has 3 rooms. The room for sheltering animals measures 4.6m in length, 3.5m in width, 3m to the roof ridge and 2.2m to the roofs eaves. The room for the applicant to use the shower/toilet/sink measures 3.1m in length, 2m in width, 2.2m to the roof ridge and 2m to the roofs eaves. The outdoor decking with a roof above measures 3.4m in length and 2.3m in width. The touring caravan is not attached to the field shelter building but is within close proximity that the applicant can step into the caravan from the room where animals are kept. The touring caravan is approximately 6.8m in length, 2.2m in width and 2.2m in height. The touring caravan is on wheels but is positioned between the building and the boundary that moving it from site would require demolition of part of the building.

The design and appearance of the field shelter building is a timber building with similar characteristics to a log cabin with horizontal vertical log effect, metal sheeting that looks like tiles, some UPVC windows and some aluminium windows with timber doors. The field shelter building can be seen from the existing vehicle access and seen from certain viewpoints from the adjacent public road which is also a public footpath. The touring caravan is visible from certain viewpoints from the public road and footpath to the East of the site.

As part of the planning application the agent has submitted a Planning Statement and an additional confirmation email which states that the field and field shelter building is only used for lambing and foaling with the applicant having no intention of living in the building or caravan. Once the lambs and foals are old enough they will be moved to rented fields for grazing. The applicant has 25 rare breed sheep, 2 Welsh cob mares and 3 alpacas. The statement goes on to state that the previous field shelter approved under planning permission reference 15C171A was damaged in storms and the current field shelter was built in its current position as to allow the adjacent Aberhoccwn dwelling better views.

The planning statement states that the site has precedent for field shelters on the land as previous planning permissions were granted and that the current field shelter use is no different even though the

appearance and siting are different. The impact on the landscape is the same according to the statement with the shelter being similar scale and position to previous shelters with the caravan only sited on the land for hygiene facilities.

The determining officer visited the site on the 22/12/2025 with permission from the applicant. The 'Field Shelter' room that houses the animals has plastered walls internally with exposed wooden joists and beams with 4 UPVC and aluminium windows on external walls, one timber and glass French door and 2 windows on internal walls to provide more daylight for the touring caravan windows. The floor is timber boards and the applicant has decorated the room with hanging lamps, wall mounted lamps and has timber furniture within. When the council's Enforcement Team visited the site on the 07/08/2025, the room housing the animals had no signs of ever being used for housing animals and had a sofa, other furniture and personal items. The touring caravan and shower room appeared to have been used for a long period of time and does not appear to be used as a temporary place to shelter.

The internal layout and material choice of the room housing the animals has not been designed with animal or human safety in mind with low windows and the French door glass can easily be broken, the timber floors had hay laid down but could be broken by animals and animal manure will fall through the gaps and cause rot in the near future. The furniture and personal items still in the room show that the use and design of the room has been for the applicants comfort and not for lambing or foals. The scale of the room could not house more than 5 lambs at one time or house more than 1 foal or young alpaca at a time. If the lambs or foals needed to be in doors with their mother the room would be too small to house a full grown horse or alpaca and only accommodate one ewe.

The field shelter building has two sections, with the largest section having a two pitched roof and the smaller section having a singular pitch roof. The design and appearance of these sections of the building do not appear as agricultural buildings but as a log cabin in the middle of an agricultural field. The buildings different sized and coloured window frames and doors make the building look disjointed and not high-quality design. The building and the touring caravan is not in keeping with the other two smaller agricultural storage sheds on site. Aberhoccwn is the nearest dwelling to the site and has windows overlooking the site. The development is not well screened from view from the adjacent dwelling, from the vehicle access nor the adjacent public road and footpath.

The field shelter building and touring caravan are not considered to be high-quality design and does not take into account its surrounding agricultural environment and is therefore contrary to policy PCYFF3 of the Development Plan. It is considered an unjustified and sporadic development which forms an incongruous and inharmonious feature which fails to maintain the rural and largely undeveloped character of this open countryside location. The field shelter building and touring caravan are considered contrary to criteria 1, 2 and 3 of policy PCYFF 3 as they do not respect the context of the site and its place within the local landscape and its design is not appropriate for its proposed use or to its surroundings.

Criteria 6 of policy **PS 5** states that developments should protect and improve the quality of the natural environment, which is also affirmed in policy **PS 19** which states that development will be managed to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area. This is considered an unjustified and isolated development in open countryside, which would harm the natural beauty of the surrounding environment.

Paragraph 2.1.1 of **TAN 6** states that the planning system has a key role to play in protecting the natural environment and safeguarding the countryside. This is promoted in national policy, with section 3.38 of **Planning Policy Wales** (PPW) stating that in line with sustainable development and the national planning principles, the countryside must be conserved and where possible enhanced. It is not considered that this building has been designed and used for agricultural purposes, which would contradict with the aims and goals of local and national planning policy. The lack of compliance with local and national planning policy highlights that the development is also contrary to policy **PCYFF 1** which states that outside development

boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies.

## **(ii) Impact on the Area of Outstanding Natural Beauty**

**Policy AMG1** considers proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty (AONB) and that have regard to the AONB Management Plan. The management plan states:

*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.*

**Policy PCYFF 4** states all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

As previously stated the site can be seen from the vehicle access and the adjacent public road which is also a public footpath. The field shelter building and touring caravan are not considered developments that meet the high quality of design required by the policy and their appearance within the sensitive AONB harm the areas agricultural and coastal setting qualities. The views from the adjacent dwelling Aberhoccwn are negatively impacted with their views now of log cabin structures and a touring caravan where previously it was an agricultural shed. Some small conifer trees have been planted close to the building but these trees provide insufficient screening of the development, are not native to the area and not in keeping with the trees and environment surrounding the site.

Overall the existing development does not complement or enhance the character and appearance of the site, there is insufficient screening of the site together with an adverse effect on the AONB special qualities which is contrary to policies PCYFF 4 and AMG 1.

## **(iii) Use of touring caravan for overnight accommodation while tending to animals**

**The Caravan Sites and Control of Development Act 1960** states that *Subject to the provisions of paragraph 13 of this Schedule, a site licence shall not be required for the use as a caravan site of agricultural land for the accommodation during a particular season of a person or persons employed in farming operations on land in the same occupation.*

**Policy TAI 14** supports residential use of caravans in certain circumstances, such as temporary accommodation of workers during construction of approved building project, there is a need in connection with the establishment of a new rural based enterprise in line with national planning policy and guidance.

As stated previously the planning statement states the use of the touring caravan is for hygiene facilities. When the determining officer visited the site the caravan appeared to be used as a place to rest and stay overnight with the shower, toilet and sink within one of the adjacent buildings. The caravan has been positioned to the rear of the buildings and could not be removed from the site without demolishing part of the building first. The shower/toilet/sink room is connected to an existing foul water septic tank on site. Aerial views of the touring caravan show that it has been in this position on site since 2021. The planning statement states the applicant will need to be on site over 2 months from February to April for lambing and 2 to 3 weeks in May for mares foaling.

With the caravan positioned to the rear of the building it would require demolition of part of the building to remove it from the site when it is not in use. The permanent siting of the touring caravan on agricultural land does not comply with the Caravan Sites and Control of Development Act 1960 and with the heating, electricity generated and permanent bathroom facilities provided within the building connected to the existing septic tank, the use of the caravan would be contrary to Policies PCYFF 1 and TAI 14.

## **Conclusion**

The retention of the field shelter building and touring caravan would have a negative impact on the site, neighbouring dwellings views and the Area of Outstanding Natural Beauty with its scale, siting, design, appearance and use contrary to planning policies PS 5, PCYFF1, PCYFF 3, PCYFF 4, TAI 14, PS 19, AMG 1 and Technical Advice Note 6 and Planning Policy Wales (edition 12).

## **Recommendation**

That the application is refused for the following reasons:

(01) The development by virtue of its scale, design and appearance is not considered suitable for agricultural purposes, is not a high-quality design and will not respect the context of the site or its place within the Area of Outstanding Natural Beauty, contrary to Policy PCYFF 3, PCYFF 4 and AMG 1 of the Ynys Môn and Gwynedd Joint Local Development Plan and the advice contained within Planning Policy Wales (Edition 12).

(02) The development is considered a sporadic and unjustified development in an open countryside location which fails to protect and improve the quality of the natural environment, contrary to policies PCYFF 1, PCYFF 3, PCYFF 4, PS 5 and PS 19 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities and Planning Policy Wales (Edition 12).

(03) The development for the permanent siting of a touring caravan and use of onsite facilities for use in connection with seasonal farming is contrary to Policy PCYFF 1 and TAI 14 of the Ynys Môn and Gwynedd Joint Local Development Plan and the advice contained within Planning Policy Wales (Edition 12).