



## Proposal and Site

The existing site is a small piece of agricultural land adjacent to the Grade II listed building 'Aberhocwn' 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

| Consultee                  | Response                                                                                                                                                             |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 Aberhocwn 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).