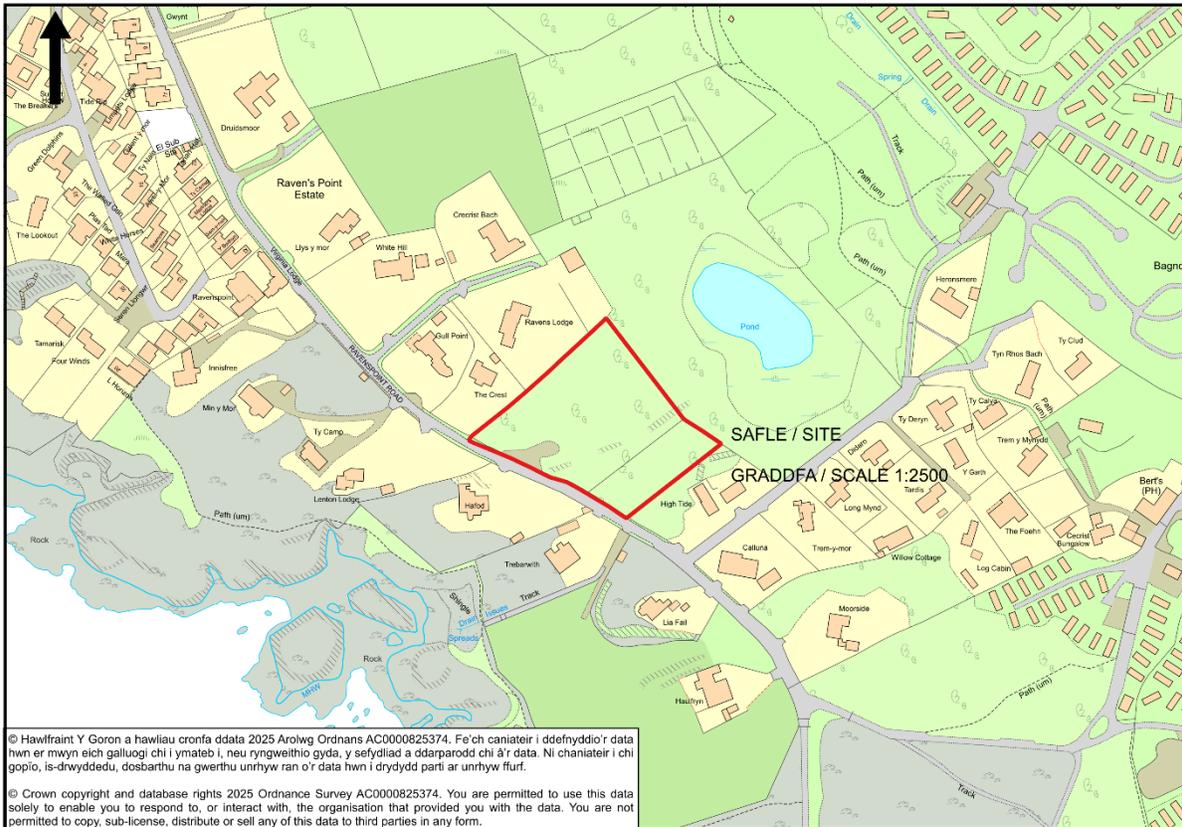


Application Reference: VAR/2025/43

Applicant: Cleifiog Fawr Ltd

Description: Application under Section 73 for the variation of condition (12) (Approved Plans) of planning permission V2191b (detailed application for the erection of 5 bungalows) so as to amend the design on land adjacent to

Site Address: High Tide, Ravenspoint Road, Trearddur Bay



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Proposal and Site

This is an application under Section 73 for the variation of condition (12) (Approved Plans) of planning permission V2191b (detailed application for the erection of 5 bungalows) so as to amend the design of the residential properties.

The application site is located between existing properties known as 'The Raven's Lodge, The Crest and High Tide' which is located on Ravenspoint Road in Trearddur Bay.

The site where plot 1-4 is located is outside of the Development Boundary and plot 5 is located within the Development Boundary of Trearddur Bay. Plots 1-4 will be located on higher ground and the land drops significantly due to the rocky outcrop and plot 5 will be located on lower ground.

The application site has a fallback position and a safeguarded consent for 5 no open market residential units which will be elaborated in the main consideration section.

Key Issues

- Policy Consideration
- Design/Scale/Amendments
- Flooding
- Highways
- Green Infrastructure Statement/Ecological Enhancement
- Area of Outstanding Natural Beauty
- Impact on Adjacent Residential Properties
- Welsh Language

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Policy TAI 5: Local Market Housing
Policy TAI 8: Appropriate Housing Mix
Strategic Policy PS 18: Affordable Housing
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 16: Exception Sites
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Local Market Housing (March 2019)
Supplementary Planning Guidance - Planning and the Welsh Language (2007)
Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Planning Policy Wales (Edition 12, February 2024)

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

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Supportive of the planning application with mitigations as outlined on the plans and supporting ecology surveys.
Cynghorydd Dafydd Rhys Thomas	No response.
Cynghorydd Keith Robert Roberts	No response.
Cyngor Cymuned Trearddur Community Council	No observations to make regarding the site layout but is opposed to any proposal for increasing the number of holiday homes in the area. The development should be restricted for residential use only and site given a Welsh name.
Draenio / Drainage	Confirmation received that the Flood Consequence Assessment is sufficient. Consideration of surface water has been provided with the planning application and the proposal will be scrutinised further upon receipt of SAB application.
Polisi Cynllunio / Planning Policy	No response.
Rheoli Gwastraff / Waste Management	Standard Advice in relation to collection of Waste and recycle bins.
GCAG / GAPS	No archaeological implications.
Priffyrdd / Highways	Satisfied with parking, access and visibility for both entrances and recommends Conditional Approval.
Dwr Cymru/Welsh Water	No response

A Site notice was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 7th January, 2026. At the time of writing the report 8 web comments had been received and 4 letters received at the department all objecting to the planning application.

The main comments as follows:-

- New conditions can be imposed
- No significant alterations should be dealt with under a S73 application and it is not considered that the amendments comply with S73 requirements
- Applicant should continue to put full application in
- The designs of previously approved dwellings fit into the area
- Condition (v), (vi) and (xi) of previous permission relevant in terms of surface water run off

- Increase in cars parked along Ravenspoint Road, increase in traffic using the road and concerns on access and pedestrian safety
- Dwellings will be sold as second homes
- Impact on Welsh Language
- Loss of privacy and residential amenity
- Increase in surface water runoff and flooding concerns
- Red line crosses third party land
- Design and scale out of character
- Impact on nearby AONB
- Impact on Ecology
- Land lies outside development boundary and a departure from policies
- No need for the development
- Certificate was issued in error

In response to the objections raised:-

- A Section 73 application is in essence a new planning permission and new conditions can be imposed where required.
- It is considered that the proposed changes can be dealt with under a S73 application. The amendments to the design can be considered under a S73 application where full consideration must be given to whether the proposal is acceptable or not.
- The applicant has the right to submit a Section 73 application
- Previous conditions imposed on the old permission will be considered and further conditions will be added as required.
- The Highways Authority has been consulted on the planning application and confirmed the parking and visibility splay for both entrances are satisfactory.
- This planning application is for open market housing and not holiday homes. Until such time where an Article 4 is brought in there is no way to restrict people from using the residential units for uses falling within C3 (residential), C5 (dwellinghouses other than sole or main residences) or C6 (Short term lets).
- It is important to note that the application site has a lawful use certificate; therefore, the principle of 5 open market dwellings has already been established on the site. It is therefore not considered that the amendments considered under this planning application will not harm the Welsh Language any greater than the safeguarded consent.
- Impact on adjacent residential properties will be considered in the relevant section of the main report.
- The proposal will require a SuDS scheme and an application to the SAB team will be required. The proposal cannot continue without approval of surface water detail which will ensure no surface problems will occur on the site or elsewhere nearby
- The red line of the application site was amended as part of the planning application and no longer crosses third party land.
- Design and scale and impact on AONB will be considered in the main body of the report
- The ecological advisor has confirmed that the ecological enhancements are acceptable and provides a much improved ecological mitigation to the fallback position which had no ecological enhancements.
- The development is contrary to some policies of the JLDP; however, there is a safeguarded consent on the land and this will be explained in greater detail in the main report.
- In terms of need, this site has a safeguarded consent for 5no open market dwellings
- The LPA have no evidence that the Certificate of Lawfulness was issued in error.

Relevant Planning History

V/2191B – Detailed Plans for the erection of five bungalows on land adjacent to High Tide, Trearddur Bay
– Granted 30th November 1973.

46C195A – Certificate of Lawfulness concerning validity of planning permission V/2191B – Lawful 8/9/08

Main Planning Considerations

Policy Consideration

The principle of the erection of 5 number dwellings has already been established by the approval of planning application V/2191B which was approved on the 30th November 1973. A subsequent Certificate of Lawfulness was submitted under planning application 46C195A and was proved that a material start had commenced on site; therefore, implementing planning permission V/2191B. Planning permission has therefore been safeguarded on the application site for 5no open market dwellings.

Since the adoption of the Joint Local Development Plan, Trearddur Bay has been identified as a Coastal and Rural Village under the provision of Policy TAI 5. The policy does not support the provision of open market housing. However, as the application site has a safeguarded consent the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the details submitted with this application acceptable.

It is considered likely that the existing permission can be implemented. The certificate of lawfulness application has safeguarded the permission in perpetuity.

Since the adoption of the Joint Local Development Plan, Trearddur Bay is identified as a Local/Rural/Coastal Village under the provision of Policy TAI5: Local Market Housing where new dwellings will be approved providing, they are affordable, local market housing and located within the development boundary.

Plot 1-4 is located outside of the Development Boundary and plot 5 is located within the Development Boundary of Trearddur Bay.

Any residential development outside development boundaries but immediately adjacent should be considered under Policy TAI16 Exception Sites. Under Policy TAI16 only 100% affordable dwellings can be approved. Plot 5 is within the development boundary of Trearddur Bay; therefore, under JLDP policies consideration must be given to Policy TAI5: Local Market Dwellings; where occupiers of the residential unit would need to be in affordable, local need.

This planning application is for 5 no, open market residential units and is contrary to Policy TAI16 and TAI5 of the JLDP. However, as there is a fallback position of a safeguarded consent V/2181b this is a material planning consideration that is relevant and of importance. It is considered that on this basis the principle of 5 no open market dwellings is acceptable.

Design/Scale/Amendments

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 will only be permitted provided they conform to all the policy criteria, where relevant.

The V/2181b planning application was approved on the 30th November, 1973. The design and scale of the dwellings approved under this consent was single storey, pitched roof, 3 bedroomed residential units with a lounge, dining room, kitchen, bathroom and garage. The approximate floor area of the residential units were 156 square metres. The length 19.59m x 13.85m x between 4.9 – 6.2m high. The external materials, tiled roof, natural local stone and render. This was a typical design in 1973 when it was approved.

The application seeks to amend the design, scale and site layout of the residential units to be more in keeping with modern day living standards. The design is more akin to a dormer bungalow with the roof

being used as a first floor to accommodate 4no bedrooms and en-suites. The ground floor providing an open plan sitting room/kitchen and dining area, a snug area, utility, study, entrance, WC and a covered car port. The proposed dwellings measure approximately 14.5m x 13.7m and between 6.6m – 7.3m high with a total floor area of 374 Square metres between the ground and roof space. When viewing the amended design from the East and West, there will only be a height increase of 1.26m. The North and South Elevation will see an increase in height of between 1.7m – 2.6m. The external materials will be Zinc standing seam on part of the proposal on the first floor, Slate Roof Covering, the cladding will be a mixture of white render, stone cladding and cedar cladding and use of aluminium fascia, gutters, windows and doors. The amount of glazing has been increased from what was previously granted under V/2181b; however, to alleviate concerns on light spill the applicant has agreed to use Soartek internal film on the windows and rooflights to reduce the light spill from the glazing units, this will ensure that the special features of the AONB is safeguarded.

The character of the surrounding area is varied, with no single, prevailing architectural style, design, approach or scale of development. The immediate locality comprises a diverse mix of both traditional and modern properties, exhibiting a wide range of architectural forms, building scales, and external materials. The design of the properties currently under consideration reflects modern design that is not uncommon in the immediate area. The residential units will be high quality with use of modern and high-quality external materials which will be an improvement to that of the 1973 permission.

A Construction Environmental Management Plan (CEMP) has been received with the planning application which identifies construction controls, species specific measures, pollution, invasive species management, monitoring and timetable of works that must be complied with when works commence on site.

The CEMP states that nominal rock excavation is proposed between Plot 1 and Plot 2; however, in order to protect the amenity of adjacent residential property a pre-commencement condition has been placed on the permission to request further information on the amount of rock excavation required, hours of work, etc so that the impacts can be considered and agreed prior to the commencement of work on site.

The design and scale of the residential properties is considered to comply with Policy PCYFF3.

Flooding and Drainage

Part of the application site is located within Zone 2 and 3 Surface Water and Small Watercourses as identified in the NRW Flood Maps. In accordance with the advice in Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Flood Consequence Assessment (FCA) has been received and the Drainage Department has confirmed that they are satisfied with the content of the FCA. There will be a requirement to submit a SuDS application to the SAB team to deal with surface water from the application site prior to the commencement of work on site.

The proposal intends to connect to Welsh Water's Public Sewer and soakaways used for surface water discharge. Individual surface water networks shall be incorporated within each plot curtilage, with each plot having individual soakaways located within the gardens. Swales are also proposed to increase storage capacity and to further aid with ground infiltration leading to the storage basin. Water butts will also be used to collect surface water from roof spaces for re-use and surplus water will discharge directly into the soakaways. The surface water system will be subject to a SuDS application.

Highways and Sustainability

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.

As part of the 1973 permission, 2 vehicular accesses were approved. This current planning application proposes the re-location of the access to Plot 5 further South West than what was originally approved. Each dwelling has sufficient parking arrangements and both accesses have a visibility splay of 43 metres in each direction. The Highways Authority have confirmed that the visibility splay is acceptable for this 20mph road.

There are no plans to adopt the road leading up to the residential units therefore a condition will be placed on the permission to approve a maintenance and management plan to ensure that adequate plans are in place to maintain and manage the private road. The plans also show a bin storage and recycle area near the entrance for Waste collection.

Green Infrastructure Statement/Ecological Enhancement

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 current planning application delivers a significantly enhanced ecological scheme when compared with the previously approved application. The ecological enhancements provide a more robust and comprehensive scheme across the site and will bring net ecological benefits as shown on the proposed drawings. Even though the biodiversity officer stated that off-site mitigation should also be provided to offset that lost on the site, consideration has to be given to the fallback position of the previously safeguarded consent which did not include biodiversity enhancements or ecological benefits. It is therefore considered that off-site mitigation is unnecessary due to the significant ecological scheme submitted with this current planning application.

Two Ecological Impact Assessments were also undertaken and submitted with the planning application and mitigation has been proposed that any reptiles that are present are captured and re-located. Reasonable Avoidance Measures are outlined in the ecological report, and a condition will be placed on the permission to ensure that they are adhered to. The proposed plans show all mitigation required as recommended in the mitigation measures in Table 7 of the Ecological Impact Assessment.

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 Planning Policy Wales (Edition 12).

Area of Outstanding Natural Beauty

The application site is not within the Area of Outstanding Natural Beauty (AONB); however, the AONB is located approximately 148 metres away to the South East. Consideration has been given to whether the proposal will have a negative impact upon the setting of the AONB.

The amended design, scale and siting of the 5 no dwellings will not have a negative impact upon the setting of the AONB. The proposal involves an increase in glazing units to that previously approved; however, the windows include a solartek window film which will alleviate light spill.

It is not considered that the proposal will have a negative impact upon the special qualities of the AONB.

Impacts on amenities

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 amended application proposes amendments to the siting of all 5 plots.

Consideration has been given to the Supplementary Planning Guidance (SPG) Urban and Rural Planning in relation to the Proximity of the residential units to the boundaries of the site. The SPG states that a distance of 10.5m should be achieved between Ground Floor Main – Boundary and a distance of 7.5m should be achieved between a Secondary to Boundary. A side elevation – Boundary should achieve a distance of 2.5m.

Plot 1 is located between 10-13m from the North West boundary

Plot 2 is located between 13–16m from the North West boundary

Plot 3 is located between 20- 23m from the North West boundary

Plot 4 is located between 8–18m from the North boundary

Plot 5 is located 2.5m away from the East Boundary and 37m to the North East boundary

When considering the distances set in the SPG all residential units comply with the distances apart from a small part of plot 1 which is half a metre below the SPG requirements.

It is therefore considered that the residential units are located at a sufficient distance away from existing residential properties and will not impact upon their amenity. The proposal complies with Policy PCYFF2 of the JLDP.

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities (LPA) 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.

The LPA is satisfied that appropriate consideration of the Welsh Language has been submitted with the planning application. As stated previously, there is already a safeguarded consent on the land for 5 open market dwellings. It is not considered that this application will have any more impact upon the Welsh Language any greater than the safeguarded consent.

Conclusion

The application is contrary to Policy TAI16 and TAI 5 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for 5 no open market dwelling houses.

The amendments proposed is acceptable and the conditions have been amended to reflect the submitted information.

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 shall take place in accordance with Section 5 Mitigation Measures contained within the Ecological Impact Assessment dated 30th July 2025 by Eco-Scope Ecological Solutions and Ecological Impact Assessment dated 6th May 2025 by Eco-Scope Ecological Solutions submitted under application reference VAR/2025/43.

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

(03) In accordance with the submitted with planning application VAR/2025/43 and the biodiversity enhancements as shown on drawing numbers P25-1064-S-XX-00-CFL-015 Rev D, P25-1064-S-XX-00-CFL-017, P25-1064-S-XX-00-CFL-014 Rev D, and P25-1064-S-XX-00-CFL-013 Rev D. The development shall be carried out prior to the use of the dwellings hereby approved and maintained for the lifetime of the development.

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

(04) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference P25-1064-S-XX-00-CFL-011 Rev D before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(05) No development shall take place until full details of the external stonework as shown on drawing number P25-1064-S-XX-00-CFL-007 Rev B has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of good design.

(06) Notwithstanding the construction working hours noted in the Construction Environmental Management Plan the construction working hours should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(07) Natural slates of uniform colour shall be used as the roofing material of the proposed extension hereby approved.

Reason: To ensure that the development is in the interests of amenity.

(08) A Management and Maintenance plan to Monitor the heathland and other habitat areas on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. The management and monitoring plan shall include details of who will be responsible for the management and maintenance of the heathland and habitat areas

as well as a monitoring plan for the next 30 years. The site shall be managed and maintained in accordance with the approved details.

Reason: In order to protect the existing heathland and other habitat on the site.

(09) The site shall be landscaped strictly in accordance with drawing reference P25-1064-S-XX-00-CFL-014 Revision D in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

(10) No tree or vegetation removal or intrusive works near existing trees and hedges shall take place between 1st March and 31st August in any year unless the trees and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds prior to clearance work commencing. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 31st August.

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

(11) No development shall commence until a scheme detailing all external lighting has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that there is no light spillage onto any surrounding land or properties and shall include full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenity of the locality and in the interest of biodiversity.

(12) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the dwellings are occupied.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(13) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(14) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(15) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(16) The vehicular access to the development hereby approved shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(17) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(18) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(19) The dwellings hereby approved shall not be occupied until the car parking spaces for those dwellings in which it serves have been completed. The car parking spaces shall be retained for these purposes in the lifetime of the development hereby approved.

Reason: To ensure that the development does not result in any road / parking problems.

(20) No surface water from the development shall discharge onto the public highway.

Reason To minimise danger and inconvenience to highway users.

(21) No development shall commence until measures are in place to secure the future management and maintenance of the access and estate road. Full details shall be submitted to and approved in writing by the Local Planning Authority. The Management and Maintenance Plan shall be maintained for the lifetime of the development and the details to be submitted to the Local Planning Authority shall include the arrangements to secure the operation of the access and estate road throughout its lifetime. The access and estate road shall thereafter be maintained in accordance with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority.

(22) Notwithstanding the submitted Construction Environmental Management Plan "CEMP". No development shall commence until an updated CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to rock excavation and, as a minimum, shall include detail of:

- working hours during the rock excavation.
- length of time required to complete the rock excavation.
- dirt and dust control measures and mitigation.
- noise, vibration and pollution control impacts and mitigation.
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development on local amenity

(23) Prior to the Commencement of work on site which includes clearance of vegetation, a Management and Maintenance plan to eradicate Invasive Non-Native Species shall be submitted to and approved in writing by the Local Planning Authority. The work shall proceed in accordance with the approved details.

Reason: In the interest of environmental protection and to prevent the spread of Invasive Non-Native Species.

(24) The windows as shown on drawing number P25-1064-S-XX-00-CFL-008 Rev B shall be installed with SolarTECK HP Charcoal 35 Internal film prior to the use of the dwellinghouses hereby approved and shall be maintained for the lifetime of the permission hereby approved.

Reason: To protect the special character of the nearby AONB and not impact dark skies.

(25) 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 – P25-1064-S-XX-00-CFL-001 Rev B
- Construction Environmental Management Plan – Revision A January 2026
- Site Access and Visibility – P25-1064-S-XX-00-CFL-016 Rev E
- Planning Ecology – P25-1064-S-XX-00-CFL-015 Rev D
- Planning Ecology – Reptiles – P25-1064-S-XX-00-CFL-017
- Planning Landscaping – P25-1064-S-XX-00-CFL-014 Rev D
- Proposed Drainage Strategy – P25-1064-S-XX-00-CFL-013 Rev D
- Finished Floor Levels Comparison – P25-1064-S-XX-00-CFL-012
- Proposed Site Plan – P25-1064-S-XX-00-CFL-011 Rev D
- Elevation Comparison – P25-1064-S-XX-00-CFL-010
- Floor Plan Comparison – P25-1064-S-XX-00-CFL-009
- Proposed Materials – P25-1064-S-XX-00-CFL-008 Rev B
- Proposed Elevations – P25-1064-S-XX-00-FL-007 Rev B
- Proposed Floor Plan – P25-1064-S-XX-00-CFL-006
- Flood Consequence Assessment by Brian Killingworth– September 2025
- Sustainability Statement Revision 00 Ref 1064-25
- Ecological Impact Assessment dated 30th July 2025 by Eco-Scope Ecological Solutions
- Ecological Impact Assessment dated 6th May 2025 by Eco-Scope Ecological Solutions

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, PS16, PS17, TAI5, TAI8, PS18, TAI15, TAI16, PS19, AMG1, AMG5, AT4,

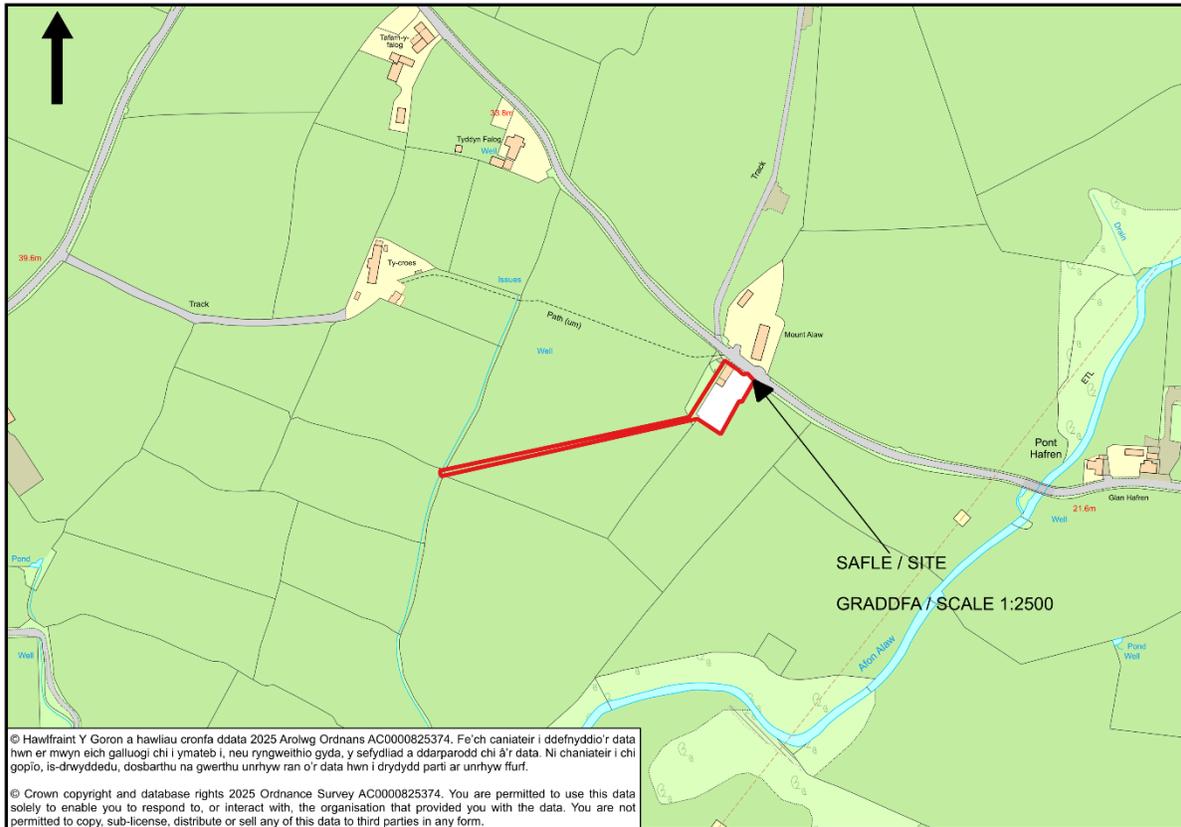
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2025/61

Applicant: Mr & Mrs Gavin & Elin Parry-Jones

Description: Application under Section 73 for the variation of condition (13) (Approved Plans) of planning permission 47C152 (conversion of the outbuilding into a dwelling together with the creation of a new vehicular access) so as amend design on land opposite

Site Address: Mount Alaw, Llanddeusant



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Committee as the proposal is contrary to Policy TAI 7 of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Proposal and Site

This is an application under Section 73 for the variation of condition (13) (Approved Plans) of planning permission 47C152 (conversion of the outbuilding into a dwelling together with the creation of a new vehicular access) so as amend design on land opposite Mount Alaw, Llanddeusant.

Key Issues

The key issues are whether the proposal is an acceptable improvement to that originally approved design under application reference 47C152, and whether the proposed development would have any negative impacts on the area or adjacent residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
Policy TAI 7: Conversion of Traditional Buildings in the Open Countryside to Residential Use
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

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

Planning Policy Wales (Edition 12, February 2024)

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Public Right of Way not affected
Cynghorydd Jackie Lewis	Dim ymateb
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Kenneth P. Hughes	Call in requested to the Planning Committee as it is considered that the planning situation is out of the hands of the applicant and is material to any planning decision
Cyngor Cymuned Tref Alaw Community Council	No response
Dwr Cymru/Welsh Water	Standard Advice.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Standard advice and request for additional ecological survey if Ivy not removed by the end of February.
GCAG / GAPS	No response
Cyfoeth Naturiol Cymru	No response

Draenio / Drainage	No response
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The proposal has been advertised through the posting of a notice on site and the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper due to the proposal being a departure, contrary to Policy TAI 7 of the Joint Local Development Plan. The latest date for the receipt of any representation was the 02/02/2026. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

47C152 - Full application for conversion of the outbuilding into a dwelling together with the creation of a new vehicular access on land opposite Mount Alaw, Llanddeusant – Approved 25/5/17

47C152A/DIS - Application to discharge conditions (07) (surface water), (08) (traffic management plan), (10) (external lighting scheme) and (11) (mitigation measures) of planning permission 47C152 on land opposite Mount Alaw, Llanddeusant – Condition Discharged 12/9/17

LUE/2024/27 - Application for a certificate of existing use of development in relation to a material start having been made on permission 47C152 (Conversion of outbuilding into a dwelling together with the creation of a new vehicular access) thus safeguarding the consent on land opposite Mount Alaw, Llanddeusant – Unlawful 6/12/24

Main Planning Considerations

The main planning considerations are whether the proposal is an acceptable improvement to that originally approved design under application reference 47C152, and whether the proposed development would have any negative impacts on the area or any adjacent residential properties.

The application's main issues are:

- Proposed Development.
- Planning History.
- Policy Considerations.
- Siting, Scale, and Design.
- Adjacent Residential Properties.
- Highway and Parking.
- Green Infrastructure and Ecology

Proposed Development

This is an application under Section 73 for the variation of condition (13) (Approved Plans) of planning permission 47C152 (conversion of the outbuilding into a dwelling together with the creation of a new vehicular access) so as amend design on land opposite Mount Alaw, Llanddeusant.

The site is located in the open countryside and is accessed via a single track country road. The derelict building is located opposite a property known as Mount Alaw, Llanddeusant.

The proposal consists of amending the design of the previously approved consent to reflect the re-building works.

Planning History

In 2017 planning permission was approved on the site under planning application number 47C152 for the conversion of the stone outbuilding into a residential open market dwelling, alterations and extensions and the construction of a new vehicular access. This permission was granted under policies of the

previous Ynys Mon Local Plan which allowed outbuildings to be converted into open market residential units.

A further planning application was submitted under 47C152A/DIS to discharge relevant conditions of the original consent.

An Enforcement Complaint was made to the Planning Department in April 2023 stating that the work that commenced on the site did not comply with the original consent and that part of the outbuilding that was meant to be retained had been demolished. Work ceased on site and resulted in the applicant submitting a lawful use certificate to prove that works had commenced on site.

A lawful use application was submitted under LUE/2024/27 which provided evidence that a material start had commenced on permission 47C152 thus safeguarding the consent. However, this was determined as Unlawful on the 6/12/24. To give a bit more background, the case officer confirmed that a material start had commenced on the site in way of digging a trench using a digger and placing a Sewage Treatment Plant on the land. From the information submitted it would seem that the Treatment Plant was installed in accordance with the approved plans. However, a certificate of lawfulness was not issued as the applicant had demolished part of the outbuilding that was meant to be retained, this meant that the applicant was in breach of their original consent 47C152 and they could no longer implement the works in accordance to their original consent.

This resulted in the applicant submitting this current planning application to amend the design and re-building more than was originally approved under 47C152.

Policy Considerations

The proposal represents a departure from Policy TAI 7 of the Joint Local Development Plan, as it does not satisfy the policy's criteria for the development of new residential units in the countryside. In strict policy terms, the scheme cannot be supported. However, consideration must be given whether the amendments proposed is acceptable and whether the proposal would be an improvement to the current state of the site.

A large extension was approved under the original consent, and the steelwork has been erected on site for a considerable amount of years. The site is currently an eyesore is highly visible when travelling down the country lane and is considered to have a negative impact upon the open countryside.

Siting, Scale, and Design:

The proposal now involves re-building some elements of the existing outbuilding due them being demolished without first obtaining consent.

The proposed plans identify the areas of walls that need re-building on the proposed elevations. An updated structural survey has been received with the planning application and confirms that the outbuildings are in poor repair, having little or no maintenance or repair over recent years. The Engineer states that the outbuilding is considered suitable for conversion taking in his general comments in his report. Confirmation has also been received from the Engineer through the Planning Agent that the re-building works as shown on the proposed plans are accurate and reflect the amount of re-building required.

The proposal will therefore be approved in accordance with the structural report and re-building as identified on the proposed elevations. Any further demolition works would require a new planning application and further consideration as appropriate.

The overall appearance of the outbuilding and extension remains relatively unchanged apart from re-building approximately 15.93 square metres of the original outbuilding that was meant to be retained. No further extensions are proposed as part of this application.

Even though the proposal amounts to 15.93 square metres of existing outbuilding being demolished it does not alter the amount of re-building required on the outbuilding that remains on site. On this basis it is considered that approving the alterations would be an improvement to the untidy building and steel structure currently on the site. The finished conversion will be an improvement to the area.

Adjacent Residential Properties

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 proposal will have any more impact upon adjacent residential properties any greater than what was previously approved under the original consent.

Highway and Parking

Policy TRA 2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused.

The proposal does not represent any further bedrooms to the approved consent. Sufficient parking and manoeuvring arrangements is located within the site.

Green Infrastructure and Ecology:

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.

An ecological survey was provided with the planning application. The Council's ecologist confirmed that no further survey was required on the basis that the Ivy on the gable end of the wall was removed by the end of February this year. If works had not been completed by the end of February a further ecological survey would be required. The agent has confirmed that the Ivy will be removed by the end of February and the Local Planning Authority has requested photographic evidence to be submitted by the end of the month.

The ecological survey recommends biodiversity enhancements, and these are shown on the proposed plans. A condition will be placed on the permission to ensure that they are carried out accordingly.

Conclusion

The proposal is a departure from Policy TAI 7 and the Supplementary Planning Guidance on Conversions in the open countryside, however the interest of improving the current untidy site will see a visual improvement to the area. The proposal only represents a small area of wall (15.93 square metres) to be re-built and the majority of the stone outbuilding is to be retained. The proposal also offers biodiversity enhancements in accordance with the requirements in the updated advice in Chapter 6 of the Environment (Wales) Act of Planning Policy Wales (PPW), and relevant Development Plan polices. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and 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 car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(03) The access shall be constructed with 2.0 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority.

(04) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(05) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(06) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority

(07) Demolition and re-building shall be restricted to those areas shown on drawing number A.03.02 . Any further demolition or re-building beyond those shown on drawing number A.03.02 shall be subject of a new planning application.

Reason: For the avoidance of doubt and to ensure the development complies with relevant policies of the Joint Local Development Plan

(08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: For the avoidance of doubt.

(09) The development shall take place in accordance with Paragraph 5 'Mitigation Method of the 'Protected Species Survey – Version 1.0' by Greenman Ecology dated 29th July, 2016, submitted under application reference VAR/2025/61.

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

(10) The ecological enhancements as shown on drawing number A.03.02 shall be installed prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG 5.

(11) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted below:-

Location Plan A.01.1 Received with planning application VAR/2025/61

Proposed Elevations – A.03.02 - Received with planning application VAR/2025/61

Proposed Floorplans– A.03.1 - Received with planning application VAR/2025/61

Block Plan – A.01.02 - Received with planning application VAR/2025/61

Flood Plan - Received with planning application VAR/2025/61

Flood Consequence Assessment - Received with planning application VAR/2025/61

Site Drainage Layout – A.01.03 - Received with planning application VAR/2025/61

Drainage Plan – A.01.03

Structural Survey – IE Engineering dated 28th October, 2025 - Received with planning application VAR/2025/61

Ecological Report – Greenman Ecology dated 29th July, 2016 - Received with planning application VAR/2025/61

Drainage Scheme A.03.1

Drainage Information Approved under 47C152A/DIS

Waste Water Treatment Information Approved under 47C152A/DIS

Kingspan Certificate - Approved under 47C152A/DIS

Desludge Information - Approved under 47C152A/DIS

Kingspan Owners Handbook - Approved under 47C152A/DIS

Construction Traffic Management Plan - Approved under 47C152A/DIS

Under planning application 47C152A/DIS + VAR/2025/61.

Reason: For the avoidance of doubt.

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.