

Planning and Orders Committee

Minutes of the hybrid meeting held on 2 September 2026

- PRESENT:** Councillor Geraint Bebb (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Jeff M Evans, Neville Evans, Douglas M Fowlie,
Kenneth Hughes, R LI Jones and Jon Paul Taylor
- Councillor Nicola Roberts – Portfolio Member for Planning and
Public Protection
- IN ATTENDANCE:** Planning Development Manager (RJ),
Legal Advisor (BS),
Group Engineer Development Control and Traffic Management
(AR),
Senior Planning Officer (JR),
Planning Assistant (SHD),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillors Jackie Lewis and Robin Williams
- ALSO PRESENT:** Councillors Derek Owen and Aled Morris Jones

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Nicola Roberts, Portfolio Member for Planning and Public Protection declared a personal and prejudicial interest in application 11.1 and left the meeting during discussion.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1 July, 2026 were confirmed as correct.

4 SITE VISITS

The minutes of the Site Visits held on 15 July, 2026 were confirmed as correct.

5 PUBLIC SPEAKING

There was a Public Speaker in respect of application 12.4.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by this meeting of the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 HHP/2026/72 – Full application for alterations and extensions at Ardraeth, Lon Traeth Llydan, Rhosneigr

The application was withdrawn.

7.2 FPL/2026/34 – Retrospective application for the retention of the exiting building as a holiday let at Ty Llwyd, Llanfaelog

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1 July, 2026 it was recommended that a site visit be undertaken to the site and this subsequently took place on the 15 July, 2026.

The Planning Development Manager reported that the application site is in an open countryside location around 900m to the northeast of Rhosneigr and 1.1km to the north of Llanfaelog. The proposal is for the retention of the existing building as a holiday let. The site has been subject to an enforcement investigation and the holiday let is currently operational. The building was erected in 2012, and the applicant claims that it has been used as holiday accommodation since 2012, however, the Certificate of Lawfulness application for the claimed use, reference LUE/2025/10, was determined as unlawful in August 2025. Whilst the evidence did show some holiday letting in the early years, the building was only marketed online from July 2023, and the building had also been used as a photography studio in the same period. It was concluded that the building had not been continuously used as a holiday let over the required period of 10 years or more. As there is no certificate lawful use the application must be assessed within current planning policies.

He noted that TWR 2 is the relevant planning policy for this application as it involves a proposal to convert an existing building into holiday accommodation. The relevant policy is the fifth criteria which states that the development must not lead to an over-concentration of such accommodation within the area. To define what is meant by over concentration there is further details in the Supplementary Planning Guidance : Tourism Facilities and Accommodation. It states that favourable consideration will not be given for self-catering accommodation when the combined number of existing holiday accommodation units and second homes within the Community Council area exceeds 15%. The percentage of second homes and holiday accommodation within the Llanfaelog Community Council area is 37.49% which is more than double the

15% guidance within the criterion. This threshold is set to ensure that the communities of Anglesey remain sustainable and viable communities. Large concentrations of second homes and short-term holiday accommodation can lead to changes to communities as the nature of the neighbourhood changes. Areas with high density of holiday accommodation face typical side effects such as increasing house prices, cultural changes, putting additional pressure on local infrastructure as well as resulting in the loss of community facilities serving the permanent population. The recommendation was of refusal of the application as it is considered it would be over-provision of holiday accommodation in the area which is contrary to planning policy TWR 2.

Councillor Douglas M Fowle, and a Local Member, read out a statement by the Director of Anglesey's Holiday Lettings to the Committee. It stated that Anglesey Holiday Lettings deal with over 100 holiday accommodation on the island with over 4,000 bookings per year. The applicants have asked for the professional opinion of Anglesey Holiday Lettings as to over-provision of holiday accommodation in the area. It was expressed that not all holiday accommodation is similar in context. The accommodation is not a residential property in Rhosneigr which has been removed from the housing stock; it is a one room converted outbuilding in Llanfaelog which accommodates two persons. The holiday accommodation attracted 40 bookings in 2025 which equated to 252 nights with 69% occupancy within the calendar year, and the average stay was 5 nights. This shows that guests visit throughout the year and the demand has continued into 2026. It is not disputed that Rhosneigr has a large concentration of holiday accommodation, however, over-provision and concentration are not the same. Each property must comply with the 182 days occupancy for business rates which has been achieved in Rhosneigr with several occupancies above this threshold. This is evidence that there is demand for such accommodation. The accommodation provided by the applicants is of high quality with guests praising not only the quality of the property but the knowledge and welcome of the owners as they personally host their guests. It was noted that holiday accommodations guests contribute to the local economy with over £700m of GVA to the Welsh economy and provides 18,300 employment. The property has not removed a residential dwelling within the community, nor is it situated in the village of Rhosneigr; it accommodates two persons within an outbuilding and is professional managed by local business which supports local employment and contractors.

The Planning Development Manager responded that it is accepted that the holiday accommodation is for 2 persons, but the holiday accommodation figures in the area is high and if this application was to be approved, it would be difficult to refuse any future applications for similar holiday accommodation properties. He expressed that consistency is required in administering the TWR 2 planning policy and over-provision of such accommodation has an impact on communities.

Councillor Neville Evans, and a Local Member, said that he was supportive of the application as it is not a new application for a holiday let. This is an existing holiday accommodation for 2 persons by a local family and is not a former residential dwelling. The holiday accommodation is outside the village of

Rhosneigr He noted that large developments have been built within the village of Rhosneigr already.

The Planning Development Manager responded that the comments that the holiday accommodation was not previously a permanent residential dwelling is not relevant and converting an outbuilding without permission can set a precedent.

Councillor Kenneth P Hughes said that this application is to continue to use the building as a holiday accommodation and the Officer's report notes that the design is acceptable and does not have an impact on the amenities of the area and the nearby properties with no local objections to the application. He said that tourism is important to the Island which brings millions to the local economy. The holiday accommodation has existed on the site for a number of years. Councillor Kenneth P Hughes proposed that the application be approved contrary to the Officer's recommendation as it is considered that it complies with planning policies PCYFF 2 and PCYFF 3.

Councillor Jeff Evans said that he agreed that the holiday accommodation has existed on the site for 14 years and is only for 2 guests and is an existing building. Councillor Evans seconded the proposal of approval of the application.

Councillor Robert LI Jones said that there is over-provision of holiday accommodation in the Rhosneigr area and planning policies need to be adhered to. He noted there is an effect on the Welsh language in the area due to the over-provision of holiday accommodation. Councillor Robert LI Jones proposed refusal of the application in accordance with the Officer's recommendation. There was no seconder to the proposal of refusal.

Councillor Fowlie said that the application meets most of the planning policies noted within the Officer's report. He disagreed that the Welsh language has been affected by over-provision of holiday accommodation in Rhosneigr as a shop in the village has been renamed to Medra with the Welsh language thriving. He further said that there is no evidence that the holiday accommodation is affecting the amenities of the area, and he said that if the dwelling was a further field away it would be in the Bryngwran Ward and would not exceed the 15% over-concentration of holiday units. Councillor Fowlie further said that the recommendation for refusing the application is that it is in the Llanfaelog area and maybe that it is retrospective application.

The Planning Development Manager responded that the building has not been in use as a holiday accommodation for over 10 years. He noted that retrospective applications are considered by their merits and if the Committee is minded to approving the application there must be a robust planning policy reasons for such approval as it will set a precedent for such applications.

Following the vote of 6 in favour of approving the application contrary to the Officer's recommendation and 1 against :-

It was RESOLVED to approve the application contrary to the Officer's recommendation as it was considered that it conforms with planning policies TWR 2, PCYFF 2 and PCYFF 3.

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for approving the application).

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2026/54 – Full application for alterations and extensions at Pen yr Allt Newydd, Bryngwran

(The Portfolio Member for Planning and Public Protection, Councillor Nicola Roberts declared a personal and prejudicial interest in the application and left the meeting during discussion).

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported the application site is located adjacent to the road between the village of Bryngwran and Llanfaelog, within an open countryside location as defined by the Joint Local Development Plan. The site comprises a detached two-storey farmhouse, which is surrounded by agricultural fields to all boundaries. The proposed development comprises of a modest, single-storey, flat-roofed extension to the rear and side of the existing dwelling. The proposed extension would project approximately 7.6m from the rear elevation of the dwelling and approximately 2.9m from the side (north facing) elevation, set back 4.4m from the principal elevation. The proposed extension would have a maximum height of approximately 2.7m, remaining subservient to the main dwelling, in accordance with the planning policy PCYFF 3. The rear elevation of the extension will incorporate two UPVC windows and three-panelled bi-folding patio doors, providing access to the proposed kitchen and rear garden. Two full-height UPVC windows will also be installed on the north facing side elevation, overlooking the applicants

adjoining field. The extension will be finished in white render to reflect and compliment the existing dwelling, together with areas of natural stone cladding, which are considered appropriate to the rural setting. Overall, the proposal represents a modest addition to the existing dwelling and is appropriate scaled in relation to the site. The development will not result in any unacceptable impact upon neighbouring amenities, and the recommendation was to approve the application.

Councillor Neville Evans, and a Local Member supported the application and proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Douglas M Fowle, and a Local Member also supported the application and seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the report.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2026/85 – Full application for the change of use of two ground floor retail units (Use Class A1) into two affordable residential units (Use Class C3) together with external alterations at 31 and 32 Tyddyn To, Menai Bridge

The application was presented to the Planning and Orders Committee as the land is in the ownership of the County Council.

The Planning Development Manager reported that the application is for the change of use of two ground floor retail units (Use Class A1) into two affordable residential units (Use Class C3) together with external alterations at 31 and 32 Tyddyn To, Menai Bridge. The proposed alterations to the building comprise the installation of doors and windows to the front elevation in lieu of the shop fronts, minor alterations to the rear elevation, removal of the chimneys, installation of solar PV panels to the roof and rendering. The proposed alterations are considered relatively minimal in scale and are considered acceptable in design terms and would not have a detrimental effect upon the amenities of neighbouring properties or upon the character and appearance of the area, in accordance with planning policies PCYFF 3. Strategic Policy PS 15 relates to Town Centres and Retail and states that shops and services in Local Retail Centres and smaller villages that provide for the day-to-day needs of communities are safeguarded against their unnecessary loss and proposals for multi-purpose community services are supported. Policy MAN 3 relates to retailing outside defined town centres but within development boundaries and states that shops located outside defined town centres but within the development boundary will be safeguarded by refusing proposals for other uses unless it can be demonstrated that all the following criteria can be met :-

- That there is a similar service available within reasonable walking distance;
- If there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 6 months;
- That the new use will not have detrimental impact on the amenities of adjacent uses.

The two retail units have been vacant for a prolonged period and were previously in use as a hairdresser's and fishing tackle shop. In relation to both uses and notwithstanding that a fishing tackle shop would not provide for the day-to-day needs of the community, there is nevertheless another fishing tackle and bait shop within the town along with several hairdressers. The proposal therefore accords with criterion 1 and 2 of planning policy MAN 3. In addition, it is not considered that the new use would have a detrimental impact upon the amenities of adjacent uses in accordance with criterion 3 of planning policy MAN 3.

He further reported that whilst the indicative supply for Menai Bridge is above capacity, further evidence was submitted to justify the need for the development and has been reviewed by the Policy Officer who has confirmed that the submitted information is acceptable and that the proposal is justified and would meet the needs of the local community. A Welsh Language Statement has been submitted and reviewed by the Policy and Welsh Language Manager who is satisfied that the information is satisfactory and meets the requirement of the policy as the development provides affordable housing to meet an existing need in the community. The Highways Authority have been consulted on the proposal and have also had regard to the concerns raised by two residents in relation to traffic and parking. The Highways Authority have confirmed that having regard to the existing commercial use of the units, it is not considered that the proposal would give rise to a material increase in traffic and consequently they have no objection to the proposal. The recommendation was therefore of approval of the application.

Councillor Douglas M Fowlie proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Neville Evans seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the report.

12.2 FPL/2026/135 – Full application for the change of use of ground floor from Youth Centre (Use Class D1) to Café (Use Class A3) and Soft Play Area (Use Class D2), change of use of first floor Café (Use Class A3) to be used as part of the leisure centre (Use Class D2), together with external alterations at Plas Arthur Leisure Centre, Llangefni

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Planning Development Manager reported that the application is for the change of use of the ground floor from youth centre (Use Class D1) to Café (Use Class A3) and Soft Play area (Use Class D2), change of use of first floor Café (Use Class A3) to be used as part of the leisure centre (Use Class D2), together with external alterations to create a new public entrance and ramps into the building, install cladding around the new entrance and replacing windows. Policy ISA 2 states that applications to enhance community facilities such as leisure centres will be supported and would resist the loss or change of use of an existing community facility unless a suitable replacement facility can be provided. The development proposes the change of use of the ground floor youth centre into a Café and Soft Play Area with the change of use of the first-floor café into a space used as part of the leisure centre facilities. The changes will result in the loss of the youth centre with the applicant confirming that the Youth Service, including the local youth club, will relocate from Plas Arthur Leisure Centre in April 2025 and is now based at the Coleg Menai Campus in Llangefni. The alternative facility is located within walking distance of the Town Centre and provides suitable accommodation and adequate space to meet the operational needs of the youth club and its users. The development also proposes alterations to the buildings exterior which will improve the entrance into the building, existing window openings and improvements to the internal layout and use of the building. The proposed development will enhance the leisure use and facilities with the loss of the youth centre considered acceptable as the use has been moved to a suitable building and site within proximity of the town. Two letters of objections were received from another soft-play provider in Llangefni questioning the need for such a facility within the Leisure Centre. The agent provided a sequential test examining other units in Llangefni and explaining why this location at the Sport Centre the preferred location for such a facility. As the proposed development forms part of the existing Leisure Centre, a destination where people already visit, it is not considered that the proposal will have an adverse effect on the existing Soft Play Area in Llangefni. Furthermore, there are cafes in town centre of Llangefni and it is considered that the café in the Sport Centre will be for the use of the centre. Had the Leisure Centre not charged a fee for the use of the Soft Play Area, due to its internal footprint of 42.5 metres squared, the Planning Authority would have considered the soft play area as secondary to the café facility and no planning permission required. The proposed change of uses within the existing Leisure Centre together with external alterations, is considered acceptable as it will not have a negative impact on the existing site or surrounding area and complies with planning policies within the Joint Local Development Plan. The recommendation was of approval of the application.

Councillor Kenneth P Hughes proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Robert LI Jones seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the report.

12.3 FPL/2026/102 – Part retrospective application for the removal of the existing modular building from the site together with the erection of a replacement modular building for use as an office and meeting room at Gwalchmai Household Recycling Centre, Holyhead Road, Gwalchmai

The application was presented to the Planning and Orders Committee as the County Council is the owner of the land.

The Planning Development Manager reported that the proposed site is located within the Gwalchmai Recycling Centre. The proposed development is for the part retrospective planning application for the removal of existing modular building and the erection of a replacement modular building for use as an office and meeting room. The existing modular building is in a poor condition and has been removed from the site. The former building measured approximately 9.8m in length by 3.2m in width, with a height of 2.8m, with the existing external staircase retained. The proposal involves the erection of a replacement modular building which will occupy the same footprint as the former building. The proposal is considered appropriately sited and designed to serve the operational requirements of the recycling centre. Given its modest scale, design, and location within the established site the development would integrate with its surroundings and would not result in any unacceptable visual or landscape impact. The proposal also includes measures to enhance biodiversity in accordance with relevant policy requirements. Overall, the development is considered acceptable and complies with the relevant policies of the Joint Local Development Plan. The recommendation was of approval of the application.

Councillor Neville Evans proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Douglas M Fowlie seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the report.

12.4 FPL/2026/69 – Full application for the siting of an astronomical observatory and education building together with associated development at Breakwater Country Park, Holyhead

The application was presented to the Planning and Orders Committee as the application involves a site which is owned by the County Council.

Public Speaker

Mr Gavin Malone, **in support of the application**, said that he was representing the Anglesey Astronomical Society to establish an Observatory at Holyhead Breakwater Country Park. He noted that the project represents an exceptional opportunity to bring a permanent, dedicated educational and scientific asset to Holyhead and the wide Isle of Anglesey. By relocating and rehoming this Observatory from Wirral, the aim is to provide an inspiring facility that connects local schools, youth groups, residents and visitors with astronomy and STEM learning in a controlled dark-sky friendly environment. The facility will serve as a hub for public outreach, school visits and community stargazing sessions. It offers young people across the Island hands-on access to practical science and technology within their community. Recent public astronomy events hosted by the Society, such as the solar eclipse viewing at Newry Beach, drew over 1,000 local people to the area. He further said that the Observatory will be located at the Education Field at the Breakwater Country Park, the site will naturally complement the park's ethos of outdoor education and conservation. The structure has a modest footprint, operates quietly, produces zero light pollution, and preserves the natural character of the Area of Outstanding Natural Beauty. This project has been developed in close collaboration with the Council's AONB Team, alongside generous local industrial and community support, ensuring long-term sustainability and responsible site stewardship. Establishing the Observatory will deliver a lasting, positive legacy for Holyhead and Ynys Môn in fostering community pride, educational aspiration and eco-tourism.

The Planning Development Manager reported that the application site is located on a parcel of land within the Breakwater Country Park, in open countryside location to the west of Holyhead. The application presented is for the siting of an astronomical Observatory and education building together with associated development. The proposal forms part of a scientific and educational initiative led by the Anglesey Astronomical Society working in collaboration with the Isle of Anglesey County Council Countryside Service. The development seeks to restore and permanently house a 19inch Newtonian Reflector Telescope and create a small facility capable of supporting astronomy outreach, education and scientific observation. The Observatory is intended to function as a multi-purpose science and education facility supporting astronomy, STEM learning and community engagement. The facility will be managed and operated by the Anglesey Astronomical Society in partnership with the Isle of Anglesey County Council and will not operate as an unrestricted walk-in attraction, with access controlled through a structured booking and event system. The astronomical Observatory and education building will be sited on a concrete slab in the field to the east of the Breakwater Country Park, south of the access road. The concrete slab will measure approximately 17m x 5m, having a flat roof of 2.6m in height, with two windows and a single door on the north facing elevation. The Observatory will be finished with dark green steel sheets, with white metal sheets for the dome, whilst the education building will be finished with timber cladding. The development will be connected to the access road of the Breakwater Country Park by a 45m timber boardwalk. It was noted that this is a small-scale development that will integrate into the well screened parcel of land, surrounded by vegetation that will reduce any visual impact from the

wider area. The scheme provides a high-quality design in accordance with planning policy PCYFF 3, that will respect the natural environment, use appropriate materials and have no impact on the character of the area. The proposed development will provide an important educational facility that will improve the attractions at the Breakwater Country Park to the benefit of the wider community. He further said that no objections were received to the proposal and the department received 9 letters of support of the application. The recommendation was of approval of the application.

Councillor Glyn Haynes, and a Local Member, said that he fully supported the application as it will be a welcomed addition to the attraction of the Breakwater Country Park. Councillor Haynes proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Robert Ll. Jones, and a Local Member, also supported the application whilst there is a need to protect the dark-sky area at the Country Park and that minimal lighting should be erected on the building. He expressed that there are concerns as to the narrow road towards the Breakwater Country Park and the safety of visitors to the site is paramount.

Councillor Jeff Evans also welcomed the proposal as the Observatory will provide an important educational facility in Holyhead. He referred to the recent solar eclipse viewing at Newry Beach, hosted by the Anglesey Astronomical Society, which drew over 1,000 local people. Councillor Evans seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the report.

13 OTHER MATTERS

13.1 DEM/2026/6 – Application to determine whether prior approval is required for the demolition of garages at Bryn Glas Close, Holyhead

It was noted that the application was to be permitted development under Part 31 of the Town and Country Planning.

13.2 DAG/2026/11 – to determine whether prior approval is required for the erection of a yard converging at Gwyndy, Penmynydd Road, Penmynydd

It was noted that the application was to be permitted development under Class A of Part 6 of Schedule 2.

**COUNCILLOR GERAINT BEBB
CHAIR**