

**Planning Committee:** 07/10/2026

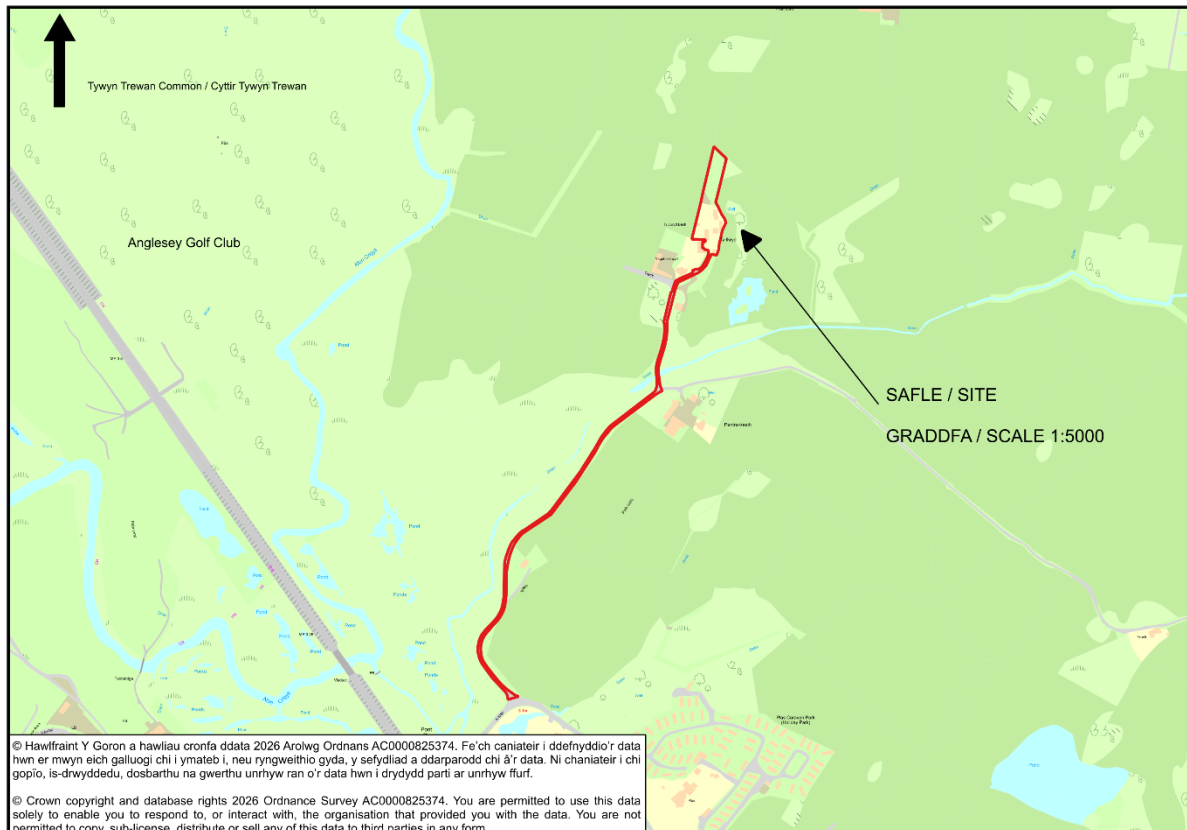
**7.1**

**Application Reference:** FPL/2026/34

**Applicant:** Richard and Gillian Jones

**Description:** Retrospective application for the retention of the existing building as a holiday let at

**Site Address:** Ty Llwyd, Llanfaelog



## **Report of Head of Regulation and Economic Development Service (Owain Rowlands)**

**Recommendation:** Refused

### **Reason for Reporting to Committee**

The application is being presented to the Planning and Orders Committee at the request of Councillor Douglas Fowlie.

At the planning committee held on the 1st of July 2026 the members recommended a site visit takes place. A site visit took place on the 15th of July 2026, and the members are now aware of the site and its settings.

At the planning committee held on the 2<sup>nd</sup> of September 2026 members resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

i. This is a small scale holiday development in an open countryside location outside the village and would not lead to an over provision of such accommodation in the area.

ii. The development is for the continued use of an existing building as holiday accommodation, a use that has existed for numerous years.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that: "Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that; "The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters

### **Proposal and Site**

The application site is Ty Llwyd, a property located in an open countryside location around 900m to the northeast of Rhosneigr and 1.1km to the north of Llanfaelog.

The proposed scheme 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.

### **Main Planning Considerations**

#### **1. Response to the reasons for approving the application**

##### **i. This is a small scale holiday development in an open countryside location outside the village and would not lead to an over provision of such accommodation in the area.**

The fifth criteria of policy TWR 2 states that developments must not lead to an over-concentration of such accommodation within the area. This is supported by paragraph 4.6.5 of the Tourism Facilities and Accommodation SPG which states that favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the community council area is higher than 15%. As of January 2026, the percentage of second homes and holiday accommodation within the Llanfaelog community council area was 37.49%, which is almost a 150% increase to the threshold noted in the SPG and represents a significant over provision of holiday accommodation.

It was noted in the committee that the application site is close to the Bryngwran ward which has a lower percentage of second homes and holiday lets and where the application would satisfy the final criteria of policy TWR 2. In reality, the application site is around 1.2km away from the ward boundary and is clearly within the ward of Llanfaelog which has a significant over provision of second homes and holiday lets.

Paragraph 4.6.1 of the SPG states that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of those communities. The threshold is set to ensure that the communities of Anglesey and Gwynedd remain

sustainable and viable communities. Large concentrations of second homes and short-term holiday accommodation can lead to major changes to communities as the nature of the neighbourhood changes. Issues and problems can emerge in many different ways and create less stable local communities. Areas with a 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.

As the percentage of second homes and holiday lets in the Llanfaelog Community Council area is 37.49%, this represents a significant over provision and is contrary to policy TWR 2.

**ii. The development is for the continued use of an existing building as holiday accommodation, a use that has existed for numerous years.**

The building subject to this application was erected in 2012 and whilst the applicant claims that it has been used as holiday accommodation for over a decade, it has always operated as an unauthorized development with no planning permission. Certificate of Lawfulness application LUE/2025/10 was refused in August 2025 as the building had not been continuously used as holiday accommodation over the required period. The building was also being used as a studio in the same period, with the building only being marketed online as a full-time holiday let from July 2023 onwards.

Whilst the planning system does not penalise retrospective applications, the fact that the building and holiday use have existed for a number of years does not legitimise the development. It remains an unauthorised holiday unit that has been established without the benefit of planning permission and must be assessed against the current policies. As such, the passage of time should not be afforded weight in support of the proposal, particularly where there is a clear conflict with policy TWR 2 due to the existing overprovision of holiday accommodation in the area.

## **Conclusion**

The proposed scheme is for the retention of the existing building as a holiday let. As the percentage of second homes and holiday lets in the Llanfaelog Community Council area is 37.49%, this represents a significant over provision of the 15% threshold and is contrary to policy TWR 2. Whilst the building and use has existed for a number of years, this should not be given weight in support of the application as it remains an unauthorized development with no planning permission in an area with an over provision of holiday accommodation.

## **Recommendation**

That the application is refused for the following reason:

**(01) The Local Planning Authority considers that the proposal would lead to an over-concentration of holiday accommodation within the area contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021) and Planning Policy Wales (12th Edition).**

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.