

TOURISM ACTION POINTS

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 5 – Economy – Employment, Retail and Tourism



CYNGOR SIR
YNNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Action Point 11 (S5/PG11) – Policy TWR1 and paragraph 7.3.54

Matters Arising Change in order to:

- (i) explain that proposals would not have to conform to all criterion 4-8.*
- (ii) include “or its proximity to the attraction to which it relates” at the end of criteria 3.*
- (iii) Include wording to 7.3.54 to give examples of the types of development that require an open countryside location.*

Councils’ Response

(i) & (ii)

POLICY TWR1: VISITOR ATTRACTIONS AND FACILITIES

Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

1. The re-use of an existing building(s) or a suitable previously used site; or
2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or
3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource **or its proximity to the attraction to which it relates.**

All proposals, will be required to comply with all the following criteria:

- ~~4. Where it is reasonably practical it can be accessed by various modes of transport, especially sustainable modes of transport such as walking, cycling and public transport;~~
4. The scale, type and character of the proposed development is appropriate for its urban/rural setting;
5. The proposed development is of high quality in terms of design, layout and appearance;
6. The proposed development will support and extend the range of facilities within the Plan area;

TOURISM ACTION POINTS

7. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.

7.3.54 The policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain.

This type of development would be in connection with features of the natural or historic environment or outdoor activity and might include visitor or interpretation centres or development associated with outdoor activities.

However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings. **All proposals outside existing settlements will need to establish why a rural location is necessary.**

Action Point 12 (S5/PG12) – Paragraph 7.3.66 (Policy TWR3)

Present a Matters Arising Change to confirm that the 10% increase in the number of units is not a prescriptive figure but a starting point when dealing with applications to increase the number of units on relevant sites under policy TWR3.

Councils' Response

7.3.66 Outside the Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant **landscape or environmental** improvements to the site, and reducing its landscape impact. Minor in relation to extending site area is not defined. **Normally, the improved siting and layout of units, together with improved internal circulation, parking areas and landscaping would result in the same number or slightly less units being accommodated. However, it is recognised that there may be instances where such landscaping improvements could result in an increase in the number of units, except in relation to an increase in the number of units. This may be acceptable provided that the increase is minor and the increased number of units does not unacceptably harm the appearance of the site. As a general rule, an approximate and should be no greater than. A 10% increase in the number of units at the time of the original application is considered minor. However, with reference to this general guide, each application will be assessed on its merit due to the** However, because of the considerable variety in the size, nature and

TOURISM ACTION POINTS

location of sites. ~~each application will be assessed on its merit within this general guide.~~