

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

PUBLIC EXAMINATION: Hearing Session 2 – Housing Provision



1. Action Point 2 (S2/PG8) - Policy TAI 5

Prepare an explanatory paper to provide further information in order to justify this policy and ensure that the Policy's wording is clear and can be implemented effectively.

2. The Councils' Response

2.1 Following the discussion held in Hearing Session 2, it is agreed that aspects of this policy need to be reconsidered so that it is clearer and more effective.

Intention of the policy

2.2 It is believed that it is important in the first place to confirm what Policy TAI 5 will achieve and its consistency with national planning policy.

2.3 Topic Paper 17A provides a comprehensive description of the factors that show that there is specific and very intense pressure on housing markets in some areas within the Plan area.

2.4 Paragraph 9.2.4 of Planning Policy Wales (version 8) encourages Local Planning Authorities to develop policies that will address those challenges and circumstances that are specific to particular places in their areas. On this basis, the Plan wishes to promote housing units of the right type in the areas facing the greatest challenges in order to contribute to counteracting the trends of the past. It is important to do so in order to conform to the Plan's vision and aims to maintain or create sustainable communities. The Plan promotes two types of housing in the settlements named in Policy TAI 5, namely affordable housing and local market housing:

- i. Policy TAI 9 and Policy TAI 10 promote a suitable provision of affordable housing across the Plan area, including within and immediately adjacent to the settlements noted in Policy TAI 5. Affordable housing has been described in the paper that was prepared in response to action point S4/PG2 as:

"Houses provided to those whose needs are not met by the open market."

Affordable housing should:

- *meet the needs of eligible households, including availability at low enough cost for them to afford them, determined with regards to local incomes and local house prices;*
- *include provision for the home to remain affordable for future eligible households.*

This term breaks down into two sub-categories:

- *social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government's guideline rents and benchmark rents;*
- *intermediate housing - where prices or rents are above those of social rented housing rents but below market housing or rents”.*

- ii. The purpose of Policy TAI 5 is to promote local market housing. Local Market Housing (amendment to the Glossary in response to action point S4/PG2) is defined as "*Housing units either to rent or that are for sale within the defined settlements listed in Policy TAI 5. A planning mechanism e.g. a planning condition, is used to control the occupancy of the house to households that have a specific local connection but a planning mechanism is not used to control the price of the house”.*

2.5 Promoting open market housing, namely housing without planning control over their occupancy or price, in the settlements named in the Policy will not counteract the trends of the past or be in line with the vision and aims of the Plan.

2.6 Policy TAI 5 therefore ensures that the Plan promotes new housing where it is needed and when it is needed but that occupancy is controlled.

Impact on price in the open market

2.7 Evidence shows that controlling the occupancy of market housing would reduce the value of the relevant residential units on the open market and secure property that is within reach of the local population who are experiencing problems in securing housing on the open market but that would not be eligible for consideration against Policy TAI 9 and Policy TAI 10.

2.8 The information in Topic Paper 17A (paragraphs 4.5-4.7) provided by Planning Authorities that have already introduced local market housing policies, note an usual reduction of approximately 20-30% on the value of properties that are the subject of such occupancy restrictions.

2.9 A comparison can be made with residential units that have been approved in accordance with an agricultural occupancy condition and thus have their occupancy

restricted. The Practical Guidance for 'Rural Enterprise Dwellings' published in relation to Technical Advice Note 6 (December 2011) notes (paragraph 8.28), "The value of any property subject to an occupancy restriction will be less than its value on the open market. Traditionally agricultural dwellings have been marketed at prices generally between 70% and 75% of their open market value." Information from the 'Development Control Practice' on the Planning Resource website (www.dcp-online.co.uk) notes, "*it is usually accepted on appeal that a discount of 30-35% of the unencumbered market value is reasonable to reflect the depressant effect of the condition*". Whilst the market for property in relation to Policy TAI 5 would be broader than that for agricultural property, it continues to be restricted and thus affects the value of these units.

2.10 Noted below are examples of specific appeal decision that convey how a restriction on occupancy reduces property value:

- Snowdonia National Park (Decision date: 3/7/14) Appeal dismissed: An application to remove a condition restricting the occupancy of the dwelling to a person employed or last employed in a trade, business or profession in a location within a 30 mile radius from the site. The Inspector notes (paragraph 7), that " *A reduction of about a third of open market value is normally the benchmark, which the District Valuer Service would generally accept*".
- Eden District Council (Decision date: 24/08/06) Appeal dismissed: Appeal for the removal of an agricultural occupancy condition. Upon dismissing the appeal, the Inspector noted that the reduced price of 15% of its value on the open market was too low. The Local Planning Authority was of the opinion that a discount of 30% would have been more realistic and thus this marketing exercise had been defective. In the Inspector's opinion, it was appropriate to give a higher discount in areas where the open market housing were high or where property is attractive due to its location in the countryside. Consequently, the Inspector concluded that the property had not been marketed appropriately or sufficiently to show that there was no need or demand for an agricultural dwelling in this location.

What is the difference between a local market house and an intermediate affordable house?

2.11 According to TAN 2, an intermediate affordable house is a house where the price or rent level is higher than the social housing rent but lower than the prices or rents on the open market and that there are arrangements in place to ensure that they are within reach of people who are unable to afford a house on the open market, including the initial occupiers and subsequent occupiers. Policy TAI 5 will be able to provide units that are within reach of the local population on a much broader scale than a provision of intermediate housing provided as part of specific development plans.

2.12 Information in Topic Paper 17A shows that a very significant percentage of households within the wards where the settlements noted in Policy TAI 5 are located have been priced out of the market, i.e. based on the percentage of households within a ward with an income below 1/3.5 of the lowest quartile house price in that ward. Whilst noting that this information depicts the situation in general terms, since it does not

consider the specific circumstances of households in terms of equity and savings levels, it is a good indicator of problems that exist within specific housing markets. The table below notes the percentage of households priced out of the market in the years noted in Topic Paper 17A with information for 2013 and 2014 added also:

Ward	Settlement(s)	2011	2012	2013	2014
Abersoch	Abersoch	87.8%	93.4%	91.2%	96.1%
Aberdaron	Aberdaron; Rhoshirwaun	90.3%	89.2%	85.4%	88.5%
Llanengan	Mynytho; Sarn Bach; Llangian	90.0%	84.2%	83.1%	90.0%
Tudweiliog	Tudweiliog	71.3%	82.5%	48.9%	59.1%
Llanbedrog	Llanbedrog	90.4%	80.5%	91.9%	93.2%
Rhosneigr	Rhosneigr	84.5%	78.4%	80.2%	80.8%
Beaumaris	Beaumaris	76.4%	77.2%	78.3%	78.2%
Porthmadog West	Borth-y-gest; Morfa Bychan	74.8%	75.2%	82.5%	80.0%
Trearddur	Trearddur; Four Mile Bridge	65.7%	70.2%	68.9%	76.2%
Moelfre	Moelfre	79.6%	67.6%	63.5%	76.5%
Gwynedd		61.0%	58.1%	61.2%	59.7%
Anglesey		57.5%	68.2%	60.3%	63.3%

2.13 Upon assessing the information above in more detail, it is noted that the income level required in these wards to gain access to the housing market is a significant sum. This is conveyed in the table below:

Ward	Settlement(s)	2011	2012	2013	2014
Abersoch	Abersoch	£61,571	£68,425	£64,286	£78,571
Aberdaron	Aberdaron; Rhoshirwaun	£48,821	£55,893	£48,393	£52,929
Llanengan	Mynytho; Sarn Bach; Llangian	£62,464	£50,571	£48,571	£57,857
Tudweiliog	Tudweiliog	£41,821	£50,000	£22,715	£28,571
Llanbedrog	Llanbedrog	£50,000	£41,643	£55,714	£58,000
Rhosneigr	Rhosneigr	£49,786	£45,346	£47,354	£45,214
Beaumaris	Beaumaris	£39,786	£42,857	£43,286	£41,429

Ward	Settlement(s)	2011	2012	2013	2014
Porthmadog West	Borth-y-gest; Morfa Bychan	£40,857	£37,857	£44,286	£42,143
Trearddur	Trearddur; Four Mile Bridge	£43,929	£41,429	£42,429	£48,571
Moelfre	Moelfre	£45,714	£32,857	£31,107	£39,714
Gwynedd		£28,571	£27,321	£28,571	£27,714
Anglesey		£28,571	£31,429	£30,000	£31,429

2.14 It is noted that a very significant number of households in these settlements have been priced out of the market. This suggests that the need exists for a substantial number of intermediate affordable housing in the settlements. Two factors require attention here, namely:

- (i) The level of open market housing required to ensure a suitable number of intermediate housing would be very high and would be contrary to what the Plan seeks to achieve. This is stated because promoting so many open market housing would increase the risk of promoting additional holiday homes / summer homes and/or houses being purchased by older households that would come to the settlements to retire. Such provision would not address the need identified in the Plan;
- (ii) a number of the households would not be eligible for consideration as being in need of a social or intermediate affordable house as they have a significant income level. However, due to the pressure on the housing market in these areas, their income levels are insufficient to compete fairly within the housing market. Neither market housing nor affordable housing therefore meet the need of this tier of the population. This policy would be an effective way of ensuring relevant units that meet the aims of the local community and would help maintain the sustainability of vulnerable communities.

2.15 The impact of this policy on the value of specific units, i.e. provision of low cost property, would not mean that they can be defined as affordable housing in accordance with TAN 2. It would be a means of ensuring the social sustainability of communities by filling the gap between open market housing and affordable housing.

2.16 In accordance with what is noted in paragraphs 7.5 and 7.6 of Topic Paper 17A, and in order to ensure that the Policy effectively meets its aim, there would be a need to restrict the size of new units approved in accordance with Policy TAI 5. This would ensure that their value would not be higher than what would be acceptable to meet local needs, not only in the first place but also in relation to future sales.

2.17 It is believed that the alternative strategy of approving open market housing in these locations would increase the problems highlighted in the specific housing markets noted in Topic Paper 17A, which would lead to less sustainable communities.

Would the policy restrict the rights of each household wishing to live in the settlements that are subject to Policy TAI 5?

2.18 There will be no restrictions on the existing housing stock in the relevant settlements, apart from the units subject to 106 Agreements or houses being managed by housing associations. Therefore, there is a good supply of housing that would be within reach of households with higher incomes and/or sufficient equity / savings. The information below provides an estimate of the number of residential units located within the development boundaries of the settlements noted in Policy TAI 5:

Settlements	Number of residential units (estimate)
Abersoch	792
Beaumaris	723
Rhosneigr	641
Moelfre	397
Trearddur	820
Four Mile Bridge	229
Aberdaron	98
Mynytho	196
Llanbedrog	495
Sarn Bach	18
Tudweiliog	87
Llangian	17
Rhoshirwaun	19
Borth-y-Gest	264
Morfa Bychan	308
Total	5104

Implementing the policy - matters to be considered

What mechanism is available to ensure that the policy is fit for purpose?

2.19 It is essential that the occupancy of the units that would be provided in accordance with this policy is restricted to those who are eligible. The policy is not prescriptive in terms of the mechanism to be used at the planning application stage. This could be by means of a Legal Section 106 Agreement or planning condition.

2.20 It is believed that the use of planning obligations or conditions would conform to the relevant requirements for their use, namely:

Use of planning obligations (Section 122 of the Community Levy Infrastructure Regulations 2010)

A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) Necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development

2.21 Examples of the use of planning obligations to restrict the occupancy of a property:

- The Yorkshire Dales and North York Moors National Park Authorities use 106 Agreements to restrict the occupancy of Local Market Housing.
- Anglesey Planning Authority restricts the occupancy of rural enterprise housing by means of a condition that is endorsed by a 106 Agreement. It is noted that the reason for this is to define the scope of the permission and to ensure that no inappropriate use occurs.

Use of a planning condition (paragraph 3.6.2 of Planning Policy Wales, deriving from the Welsh Government Circular 016/2014 'The Use of Planning Conditions for Development Management')

Conditions should only be imposed where they are:

- necessary;
- relevant to planning;
- relevant to the development to be permitted;
- enforceable;
- precise;
- reasonable in all other aspects.

2.22 Examples of the use of planning conditions to restrict the occupancy of a property:

- The Lake District National Park Authority - Ensures occupancy restrictions by using planning conditions. This will establish the criteria in terms of what is meant by 'local'
- Gwynedd Planning Authority uses planning conditions to restrict rural enterprise housing to eligible residents.

Would it be possible to obtain a mortgage?

2.23 A discussion was held with Financial Planners to discuss issues relating to the provision of units in relation to this policy. The following main points were noted:

- Lenders would be satisfied with the requirements of this policy provided that there are appropriate concessions for mortgagees in possession that does not need to be overly generous, only in accordance with a customary 106 Agreement in terms of the cascading period.
- Usually, it would be acceptable to cascade to enable the geographical link to extend in phases.
- Mortgage providers would more likely be influenced by the observations of the Valuer as the local connection requirement would likely restrict property value. The flexibility in terms of the cascading would also have this impact.
- Lenders can ask for some changes to the wording of any legal agreement but this can be achieved without undermining the policy's aims.
- It is noted that Section 106 Agreements have been used to control property occupancy. These agreements now work because local authorities, consultants, solicitors and developers have experience of the complexities that are included in them and their impact on securing a mortgage. If an example can be provided of how a planning condition can be used rather than a Section 106 agreement, then would be willing to consider this as some lenders automatically reject properties that are subject to a 106 Agreement without even looking at the deeds. Should there be an alternative option available in the form of a planning condition, then it is possible that more lenders would be available from which to choose.

2.24 From this information, it is noted that it would be possible to secure a mortgage for a Local Market House subject to relevant factors. See also the information in section 2.29 regarding the success of other authorities in relation to promoting a significant number of housing under similar policies to Policy TAI 5.

What issues would need to be addressed in the Supplementary Planning Guidance?

2.25 The following aspects of the policy would need to be considered in a Supplementary Planning Guidance:

- Cascading
- Definition of 'local'

2.26 Whilst extremely important to retain the policy's integrity, it is believed that an element of flexibility must be introduced, meaning that it could work in practice. It is suggested that an element of cascading be introduced which restricts property for a substantial initial period to those who are eligible in accordance with the definition of 'local'. Subsequently, the geographical requirement could then be gradually disseminated. This would make it easier to secure a mortgage for the relevant units.

2.27 When considering this matter, it would be important to consider that the definition of a person eligible to occupy a property, as noted in the policy's explanation, is acceptable when extending the cascading element. The property should not be immediately released to the open market should it prove unsuccessful following the first step. It is

extremely important to ensure that this policy is not open to misuse, for example, by enabling a local person to purchase a house for a lower price before selling it on the open market at full price.

- 2.28 It is suggested that the two final criteria regarding the definition of 'connection with a ward', are removed. It is accepted that no connection should be made with the work situation of individuals (criterion v.) as people can live in other areas and commute to the relevant settlements named in the policy. It is noted that criterion vi. is too vague and can lead to problems in terms of implementing this policy.

The success of similar policies in other areas

- 2.29 Information on pages 10-11 of Topic Paper 17A notes information from other planning authorities that have introduced a local market housing policy, in terms of such units that have been built. An update to this information is noted below:

Yorkshire Dales National Park Authority

- Since 2005 - Local occupancy units completed = 102 units
- Extant planning permission exists for an additional 77 units of this type
- Some planning permissions have expired, therefore, the figure of 179 units is lower than the number that have received permission.

Lake District National Park Authority

Between April 2013 and March 2016 the following have been built:

- 144 affordable units
- 103 local need houses
- 12 agricultural workers houses
- 6 live/work houses
- 1 house with permanent residency clause

North York Moors National Park Authority

- Since 2008 (the commencement period of the Core Strategy), 98 houses out of 285 units approved in the National Park (34% of all permitted units), have been subject to a local occupancy restriction.
- The Authority monitors these units in detail and have only had to take enforcement action on two occasions.

- 2.30 This information, alongside the information in Topic Paper 17A, noted that a significant number of local market units are provided in those areas where such a policy is operational. Therefore, it is believed that it would be possible to provide these units in the locations noted in Policy TAI 5.

The impact on the expected growth level?

2.31 The table below provides information about the indicative housing target for the settlements and the situation in terms of completed housing units, along with the number of units with existing permission that were under construction and those that had not been commenced in April 2015:

Settlements	Indicative growth level in the JLDP	Completed housing units 2011-15	Commitments (Land Bank - Housing) (April 2015)		
			Total	Units not commenced	Units – under construction
Abersoch	67	13	54	43	11
Beaumaris	96	8	3	3	0
Rhosneigr	70	18	14	13	1
Moelfre	32	12	2	2	0
Trearddur	32	28	49	45	4
Four Mile Bridge	17	4	10	6	4
Aberdaron	13	4	2	1	1
Mynytho	13	7	2	0	2
Llanbedrog	16	16	3	3	0
Sarn Bach	4	0	0	0	0
Tudweiliog	12	2	4	3	1
Llangian	4	0	0	0	0
Rhoshirwaun	6	2	2	1	1
Borth-y-Gest	10	0	3	2	1
Morfa Bychan	10	6	7	6	1
Total	384	120	155	128	27

2.32 Of the 384 units that forms the indicative housing figure for the settlements that are the subject of Policy TAI 5, it is noted that 278 of these units have either already been completed since the Plan's base date (up to April 2015) or have extant planning permission in April 2015. It is noted that 26 of the units completed during the 2011-15 period are affordable housing and that 12 of the units with planning permission are affordable. It will also be expected for a proportion of the units permitted in these settlements during the lifespan of the JLDP, if a proposal reaches the relevant thresholds in Policy TAI 9, to be affordable.

2.33 For the clarity and internal consistency of the Plan, the information on a housing allocation located in one of the settlements named in Policy TAI 5 (namely site T32 - Casita, Beaumaris) has been added to the policy and removed from policy TAI 15. Reference is also made in the explanation to Appendix 5 (as proposed to be amended based on action point S3/PG8).

2.34 In terms of Policy TAI 5, the current Monitoring Framework looks to the following indicators specifically:

Indicators	Policy Targets	Trigger Level
D29: Number of local market housing units permitted in the relevant settlements.	No permissions for an open market unit in these settlements.	Open market housing unit receiving permission in the settlements listed in Policy TAI 5.
D34: Prepare and adopt a Supplementary Planning Guidance for Local Market Housing	Supplementary Planning Guidance for Local Market Housing	No Supplementary Planning Guidance adopted within 12 months of the date of adopting the Plan.

2.35 The Councils will collaborate with the Welsh Government to review the framework and the amended framework will be submitted to the Inspector by the Hearing held on 1 November 2016.

2.36 Based on the above, and in order to refine the wording of the Policy, the Councils propose the following changes to Policy TAI 5 and the Explanation as a Matters Arising Change to the Plan (changes shown in Red or with a ~~strike-through~~):

POLICY TAI5: LOCAL MARKET HOUSING

~~Only local market housing (as defined in the Glossary of Terms) will be permitted within the development boundaries of the settlements named below except where the proposal contributes towards providing affordable housing in accordance with Policy TAI 9, and on the condition that the proposal complies with the following criteria New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:~~

- ~~1. The occupancy of the property is restricted to:

 - ~~i. Local market housing; and/or~~
 - ~~ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9)~~~~
- ~~2.~~ **1.** The size of the units comply with the defined maximum for the particular type of unit proposed;
- ~~3.~~ **2.** There are adequate arrangements available to restrict the occupancy of any local market house ~~or affordable house~~ in the first place and in perpetuity to those who conform to the relevant occupancy definition.

When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.

The relevant settlements:

(i) Local Service Centres

Anglesey

- Beaumaris
- Rhosneigr

Gwynedd

- Abersoch

(ii) Villages

Anglesey

- Moelfre
- Trearddur
- Pont Rhyd y Bont

Gwynedd

- Aberdaron
- Mynytho
- Llanbedrog
- Sarn Bach
- Tudweiliog
- Llangian
- Rhoshirwaun
- Borth-y-Gest
- Morfa Bychan

The following site has been identified as a Housing Allocation:

<u>Centre</u>	<u>Site Reference Number</u>	<u>Site Name</u>	<u>Indicative Growth Level</u>	<u>Permission (April 2014)</u>
<u>Beaumaris</u>	<u>T32</u>	<u>Casita</u>	<u>35</u>	<u>Yes</u>

Explanation:

7.4.37 **This policy is relevant for** proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, **Borth-y-Gest**, Moelfre, **Morfa Bychan**, Mynytho, Llanbedrog, **Llangian, Rhoshirwaun**, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge ~~must comply with Policy TAI5 in combination with Policy TAI9. Topic Paper 17A provides the evidence to justify the Policy and the choice of settlements.~~ This policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. **Consideration will be given to providing affordable units in accordance with Policy TAI 9. Whilst the affordable housing element corresponds with what is facilitated in policies TAI9,** ~~o~~Open market housing will not be permitted in the settlements that are named in this policy.

Appendix 5 notes the indicative growth level for the settlements named in the Policy. It notes the situation in April 2015 in terms of the housing units completed (2011-15), commitments (land bank - housing) and the indicative growth level for windfall sites.

7.4.38 ~~Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TAI9) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. This Policy therefore does not aim to provide affordable housing to those in the local community that are in need of such dwellings (as this is the objective of the Affordable Housing policies), but rather ensures the sustainability of vulnerable communities, where intensive problems exist within the housing market.~~ Application of this Policy may will also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the planning mechanism that could be used and so forth matter.

7.4.39 The occupancy of local market housing will be restricted to those who are eligible, through a Section 106 legal agreement. The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, this This policy will seek to control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

Table 15: Maximum sizes of residential units in relation to Policy TAI5 (Where there is no connection with a Registered Social Landlord or where the development is not subject to a Social Housing Grant from the Welsh Government)

Type of residential unit	Local Market Housing
Single storey, 2 bedroom house	90m ²
Single storey, 3 bedroom house	100m ²
Single storey, 4 bedroom house	120m ²
Two storey or more, 2 bedroom house	100m ²
Two storey or more, 3 bedroom house	110m ²
Two storey or more, 4 bedroom house	130m ²
Two storey or more, 5 bedroom house	145m ²
Garage	Additional 20m ²

7.4.40 For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows:

Local Service Centres – Connection with the particular ward where the settlement is located or any ward directly adjoining it.

Villages – Connection with the particular ward where the settlement is located only.

'Connection with the ward' is defined as follows:

- i. An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or
- ii. People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or
- iii. People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or
- iv. People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or
- ~~v. People who genuinely need to live within a specific ward as a result of their work situation; or~~
- ~~vi. Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).~~