

7.1

Gweddill y Ceisiadau

Remainder Applications

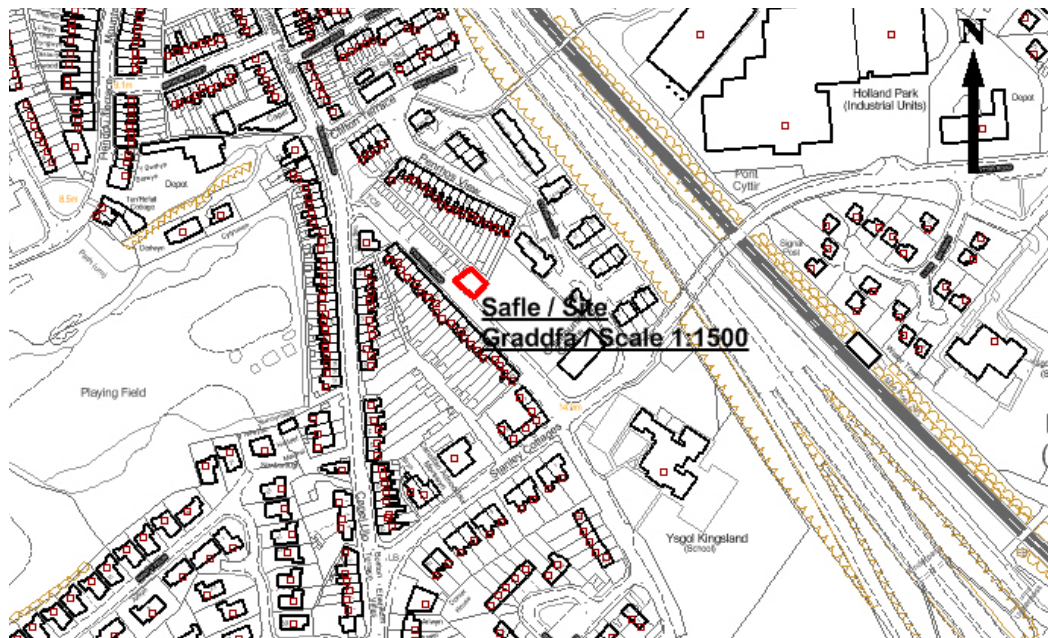
Rhif y Cais: **19C1038F** Application Number

Ymgeisydd Applicant

Grwp Cynefin

Cais llawn ar gyfer codi annedd ynghyd a chreu mynedfa i gerbydau ar dir yn / Full application for the erection of a dwelling together with the construction of a vehicular access on land at

Ffordd Ty'n Pwll / Ty'n Pwll Road, Caergybi / Holyhead



## **Planning Committee: 03/02/2016**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

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

The application has been called-in for determination by the Committee by Cllr. D R Thomas due to local concerns regarding traffic and requests a site visit.

At its meeting held on 6<sup>th</sup> January 2016 the Planning and Orders Committee resolved to defer determination of the application in order that members could visit the site.

The site was visited on 20<sup>th</sup> January 2016 and the members will now be familiar with the site and its setting.

#### **1. Proposal and Site**

The application is located on a cul de sac on Ty'n Pwll Road in Holyhead. Terraced housing exists to the south of the site, the rear of traditional terraced housing defines the boundary to the north. The site is adjacent to existing garages and a block of flats recently approved as part of the former Wells Kelo site and which is currently under construction. The site is a vacant plot amongst existing development and the proposal is a full application for the erection of a single dwelling on the site. The design and scale reflects similar housing in the immediate area. Two off-road parking spaces are provided on the site.

#### **2. Key Issue(s)**

Acceptability of an infill plot, amenity and highway issues.

#### **3. Main Policies**

##### **Ynys Mon Local Plan**

Policy 1 General Policy

Policy 26 Car Parking

Policy 41 Conservation of Buildings

Policy 42 Design

Policy 48 Housing Development Criteria

Policy 49 Defined Settlements

##### **Gwynedd Structure Plan**

A1 Housing Land

A2 Housing Land

D4 Location, Siting and Design

D22 Listed Buildings

D29 Standard of Design

FF12 Parking provision

## **Ynys Mon Stopped Unitary Development Plan**

GP1 Development Control Guidance

GP2 Design

HP3 New Housing Development

EN13 Conservation of Buildings

### **Supplementary Planning Guidance- Design in the Urban and Rural Built Environment**

#### **Planning Policy Wales Edition 8**

#### **Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas**

#### **4. Response to Consultation and Publicity**

**Councillor D R Thomas:** requests a Committee determination due to local concerns regarding traffic and requests a site visit.

**Councillor T LI Hughes:** Late call-in request received for site visit

**Councillor J M Evans:** no reply at the time of writing

**Holyhead Town Council:** No objection

**Dwr Cymru-Welsh Water:** Details are satisfactory.

**Highway Authority:** There was a concern here for vehicles reversing onto the highway causing hazards to pedestrians; however, there is an existing vehicle movement here with the garages and parking areas. Also, the pedestrian footway stops just short of the site.

**Drainage Section:** Additional details requested in relation to containment of surface water within the site. Details received.

Response to Publicity: The application has been publicised through site notice and personal notifications. The expiry date for the receipt of representations was 17<sup>th</sup> December 2015.

6 letters were received, objecting to the application on the following grounds:

Safety issues with a new access exiting onto Tyn Pwll Road; there is already an unsafe opening to the Community Centre;

The road gives access to two nursery schools;

Parking would become a major issue and is already problematic;

Construction traffic would use a narrow street used by children to get to school;

Road was closed as a through road due to safety issues and a pelican crossing was recently installed for safety due to the road being part of the safe route to schools and communities;

The site is very small and the dwelling would be crammed into it and there will be overlooking of existing properties.

Responses to these matters are contained in the body of the report.

#### **5. Relevant Planning History**

19C1038A Full application for the erection of 12, 2-bedroom apartments on land adjacent to 6 Ty'n Pwll Road, Holyhead – approved 8/12/14

## 6. Main Planning Considerations

**Principle of the Development:** The site is a vacant parcel of land centrally located in Holyhead and surrounded by residential development. The principle of residential development is supported in both national and local planning policies.

**Amenity Impacts:** The site is compact and the proposal is to erect a two storey dwelling with 2 parking spaces on the site. The site backs onto the rear garden area of adjoining housing at Penrhos View and is skirted by a footpath. There is a distance of between 3 and 3.5m from the rear elevation of the proposed dwelling to the rear boundary with the footpath and with over 20m between the rear elevation and dwellings at Penrhos View. There is a lesser distance of 12.5m between the front elevation of the proposed dwelling and the front elevation of dwellings on Ty'n Pwll Road but they are separated by a public road. The dwelling has been designed such that first floor bedroom windows are located to the front elevation and a landing and bathroom window are located to the first floor rear. It is not considered that any unacceptable overlooking or loss of privacy will occur. The SPG on Design suggests a distance of 9m between secondary windows as being acceptable.

**Highway Impacts:** The site is located on a cul de sac and the development provides two off-road parking spaces. There is no room within the curtilage of the proposed plot for vehicles to turn and accessing and exiting the parking spaces will require manoeuvring in the highway. Following discussion with the Highway Authority, the scheme has been amended in terms of the setting out of the proposed car parking spaces and the Highway Authority now offers no objection subject to conditions. It is not considered that the level of traffic using the cul de sac is such that unacceptable highway impacts will arise. It is acknowledged that the route along Ty'n Pwll Road is used by pedestrians as a short cut and that the local primary school is situated opposite the junction to Ty'n Pwll Road. However, there is good visibility on the road and there is no through traffic.

The site is within an accessible location in sustainability terms. PPW “confirms that sustainable development will be the central organising principle of the Welsh Government” and that sustainable development is promoted by for example, placing sustainability at the heart of decision making and “encouraging and enabling others to embrace sustainable development”. Paragraph 4.2.2 of PPW confirms that the ‘planning system provides for a presumption in favour of sustainable development’. It further states that

“8.4.2 **Car parking provision** is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan”.

It is not considered that the impacts of the scheme are such that refusal can be sustained.

**Other matters:** The Almshouses on the junction of Ty'n Pwll Road are listed buildings but it is not considered that the scheme will affect their setting. The Drainage Authority has requested details of the drainage scheme for the site to ensure that any surface water can be dealt with on the site itself. Albeit details were awaited from the applicant at the time of writing it is considered that a technical solution can be achieved.

## 7. Conclusion

The principle of the development is fully supported in local and national planning policy which seeks to locate residential development within existing centres and to promote the sustainable re-use of under-used and vacant urban sites. It is not considered that unacceptable amenity impacts will occur. It is not considered that a refusal on highway grounds could be sustained.

## **8. Recommendation**

To **permit** the development subject to the following conditions:

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The car parking space shown on the proposed site layout plan (WM Design Drawing A.02.2) submitted on 12th November 2015 under planning reference 19C1038F shall be made available for use before the dwelling is occupied and shall thereafter be retained for parking purposes and kept free of any obstruction for the lifetime of the development.**

Reason: In the interests of highway safety.

**(03) Foul water and surface water discharges must be drained separately from the site.**

Reason: To protect the integrity of the public sewerage system.

**(04) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

**(05) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**(06) 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 minimize danger and inconvenience to highway users

**(07) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.**

Reason: in the interests of amenity.

**(08) 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 enable vehicles to draw off clear of the highway for the safety and convenience of highway users.

**(09) No development shall commence until a construction traffic management plan has been submitted to and approved by the local planning authority detailing:**

- I. The parking of vehicles for site operatives and visitors**
- II. Loading and unloading of plant and materials**
- III. Storage of plant and materials used in constructing the development**
- IV. Wheel washing facilities (if appropriate)**
- V. Hours and days of operation and the management and operation of construction and delivery vehicles.**

**The development shall thereafter proceed in accordance with the details as agreed.**

Reason: In the interests of safety and amenity.

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.

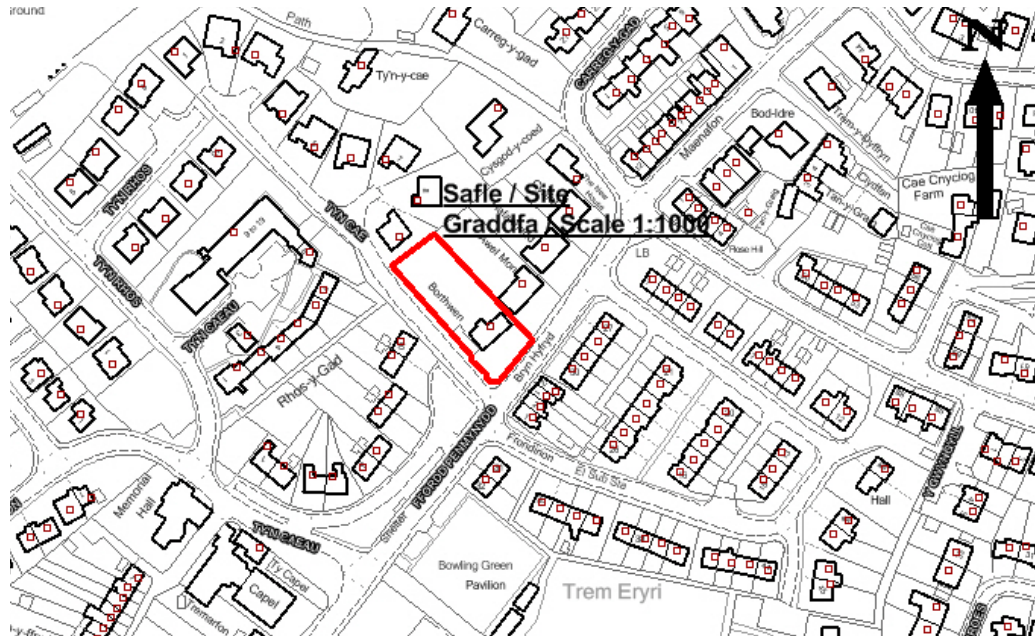
Rhif y Cais: **31C431** Application Number

Ymgeisydd Applicant

**Miss Samantha Owen**

**Cais llawn i newid defnydd yr adeilad presennol o annedd preswyl i feithrifa yn / Full application for the change of use of existing building from residential dwelling into a nursery at**

**Borthwen, Ffordd Penmynydd, Llanfairpwll**



## **Planning Committee: 03/02/2016**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

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

The application has been called-in by Cllrs Meirion Jones and Alun Mummery for a Committee decision, both due to highway concerns.

At its meeting held on 6<sup>th</sup> January 2016 the Committee resolved to defer determination pending a site visit. The site was visited on 20<sup>th</sup> January and the members will be familiar with the site and setting.

#### **1. Proposal and Site**

The application site is located fronting Ffordd Penmynydd and is a private bungalow. Adjoining the south side garden boundary of the bungalow is a road leading to other private housing. To the south of this is an estate of local authority housing with a communal car park to their front accessed off Ffordd Penmynydd and which is signposted as private parking for residents only. Having made enquiries following concerns raised by Councillor Meirion Jones it is confirmed that this car park is part of the public highway and is generally available for use.

Parking and turning area for the bungalow is located to the front while a large garden area extends to the rear bordered by mature hedging.

The application seeks a change of use of the property to create a day nursery for up to 32 children which is anticipated to operate Monday to Friday from 7.30am to 6pm but at no time of weekends, Bank Holidays or over Christmas.

It is understood that a lease on the current premises which has been operated as a nursery in Star since 2012 is unstable and that the applicant seeks an alternative premises from which to continue her business. The application forms indicate that 1 full time employee and 8 part time staff are employed.

#### **2. Key Issue(s)**

Compliance with development plan policies, amenity and highway impacts.

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 17 Recreation and Community Facilities

##### **Gwynedd Structure Plan**

Policy B1 Employment Generating Developments



### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP6 – Reuse of Buildings

Policy TR 10 – Parking Standards

Policy CC1 – Community Facilities

### **Planning Policy Wales (Edition 8)**

**Technical Advice Note 11 Noise and CL-01-15 Updates to Tan 11**

**Technical Advice Note 12 Design**

**Technical Advice Note 18 Transport**

#### **4. Response to Consultation and Publicity**

**Community Council** – concerns regarding traffic and parking by the site especially in the mornings when parents in a rush are dropping off their children. On the whole the Community Council is supportive of having a nursery in the village.

**Cllr Meirion Jones** – I wish this matter to be referred to Committee because of the issue of traffic and road safety. I believe one important aspect could be that customers in general arrive in a vehicle more than on foot. Adequate arrangements need to be available.

**Cllr Alun Mummery** – following concerns from local residents about the traffic problem I feel a site visit should be arranged following discussion by the Committee

**Cllr Jim Evans** – no response at the time of writing

**Environmental Health Section** – comments for development stage

**Highway Authority** - I acknowledge that child drop off and pickups will be sporadic over a couple of hours in the morning and again at the afternoon, which means that there should not be too much conflict with vehicles using the site with some local people picking their children up via sustainable transport or foot. With regards to the parking, I would suggest that you demonstrate that there is adequate space within the site to accommodate the staff to all park their cars and also 2 additional spaces for parents dropping off and picking up.

A parking plan has been received and is considered acceptable.

#### **Response to Publicity**

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 11<sup>th</sup> November 2015. At the time of writing, 10 letters of objection had been received together with 20 letters of support.

Objections are based on:

Suggestion that staff and customers will walk to the facility rather than use their cars is based on supposition;

Claim of no increase in traffic is unsubstantiated and unrealistic;

Change in character from signage and decoration of the building to identify it as a nursery;  
Noise has not been considered – up the 32 children playing in the grounds – people work night shifts and the noise would impact upon them;  
Yellow lines have recently been placed on the entrance to Carreg y Gad due to concerns regarding parking by customers accessing the local Spar shop – Ffordd Penmynydd cannot accommodate any additional traffic;  
Parents using the access road to Tyn Cae to park would cause traffic problems in particular as on street parking already causes access difficulties e.g. for bin lorries; the road has no pavements and increased parking would increase risks;

Work has already commenced on the site and the contractors' vehicles have already caused disruption;  
Impact on property values due to noise and traffic issues;  
Another property should be found in order to cause less disruption to the village and with appropriate parking facilities;  
Supporting letters have been received from staff and customers who state they can walk to and from the facility, the development will provide a facility which is not available in the village; the facility is in the centre of the village and would reduce the need to travel along narrow lanes; it is close to local amenities such as the playing field, increasing opportunities for outdoor play.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Principle of the Development:** The application is made to change the use of an existing bungalow into a nursery to cater for up to 32 children.

Policy 17 of the Local Plan supports the creation of community facilities and states that 'The Plan's overriding aim is to safeguard and strengthen communities by creating jobs. Communities can also be strengthened by the retention or provision of facilities such as community halls, libraries, nurseries and places of worship'.

Policy EP6 of the stopped UDP allows the re-use of buildings subject to criteria including that the redevelopment has no significant adverse impact on the character of the building or the amenity of the area. Policy CC1 of the stopped UDP reflects Policy 17 of the Local Plan.

Planning Policy Wales encourages the sustainable re-use of sites. The site is centrally located in the village and is an accessible site. Amongst the Welsh Government's objectives for economic development is that "The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development".

Paragraph 7.1.3 of PPW states that planning authorities should aim to:

Align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;

Promote the re-use of previously developed, vacant and underused land;

The principle of the use as a nursery is acceptable.

**Residential Amenity:** The proposed nursery is situated amongst residential dwellings but is separated from them by existing hedges. It is not considered that any issues of overlooking or loss of privacy would occur. Concerns have been expressed in relation to noise at the site in particular due to

children playing outdoors. Effects on neighbours working night shifts have been cited in objection but it should be noted that paragraph 3.1.7 of PPW makes clear that “The planning system does not exist to protect the **private interests** of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest”. The Environmental Health Section raises no concern and it is noted that the operating hours of the business are between 7.30am and 6pm on weekdays. TAN 11 in relation to Noise identifies daytime hours as between 7am and 11pm. The site will operate within daytime hours and does not operate at weekends or Bank Holidays. The objectors to the scheme raise concerns that the site is located on a busy road which suggests that background noise levels during daytime hours are likely to be fairly high. It is not considered that children on occasion playing outside at the site, or the noise from customers and staff accessing and existing the facility, would be such as to unacceptably affect amenity levels to the extent that refusal of the scheme could be supported.

**Highway Impacts:** Concern has been expressed that the site has inadequate parking facilities and that those accessing the service will use existing roads to park their vehicles. It is suggested in objection that it is unrealistic to expect staff and customers to walk to and from the site although supporting letters welcome the opportunity provided to do so due to the site’s location. The site is within an accessible location in sustainability terms. PPW “confirms that sustainable development will be the central organising principle of the Welsh Government” and that sustainable development is promoted by for example, placing sustainability at the heart of decision making and “encouraging and enabling others to embrace sustainable development”. Albeit many of the site’s customers and staff may continue to use their cars, the location of the development in a central and accessible village setting will allow them the opportunity to use alternative means of transport including walking. Paragraph 4.2.2 of PPW confirms that the ‘planning system provides for a presumption in favour of sustainable development’. Planning decisions should ‘Locate developments so as to minimise the demand for travel, especially by private car’. Paragraph 4.7.4 states that

“4.7.4 Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with **minimising the need to travel and increasing accessibility by modes other than the private car**. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling”.

PPW recognises that:

“8.4.2 **Car parking provision** is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan”.

The applicant has submitted details of the availability of parking spaces within the curtilage of the site. Paragraph 8.1.4 of PPW encourages locating development on accessible sites and encourages multi-purpose trips and the reduced length of journeys. Supporters of the scheme state that the proposed site is more convenient and accessible than the existing site at Star. Objectors are concerned that parents will drop off and pick up children on the way to and from work. These multi-purpose trips are encouraged under national planning policy but the accessible location where public transport links are available provides opportunities for reduced car travel. As confirmed earlier in this report, a car park adjoining the site fronting local authority housing is in fact part of the public highway and available for

general use.

It is not considered that the impacts of the scheme are such that refusal can be sustained.

## **7. Conclusion**

The principle of the use is supported in planning policies. The amenity impacts are not considered sufficient to warrant refusal. The proposal is located in an accessible and sustainable location in accordance with the sustainability objectives of national planning policy.

## **8. Recommendation**

To **permit** the application subject to the following conditions:

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990

**(02) No more than 32 children shall be permitted at the nursery at any one time and a register of clients shall be kept and made available for inspection on request by the local planning authority.**

Reason: To define the scope of the permission.

**(03) The site shall not operate as a nursery before 7am or after 6pm Monday to Friday. The site shall not operate as a nursery on weekends, Bank Holidays or other public holidays.**

Reason: To define the scope of the permission and in the interests of amenity.

**(04) The car parking space shown on the parking layout plan submitted on 7th December 2015 under planning reference 31C431 shall be made available for use before the use of the building as a nursery is commenced and shall thereafter be retained for parking purposes and kept free of any obstruction for the lifetime of the development.**

Reason: In the interests of highway safety.

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.

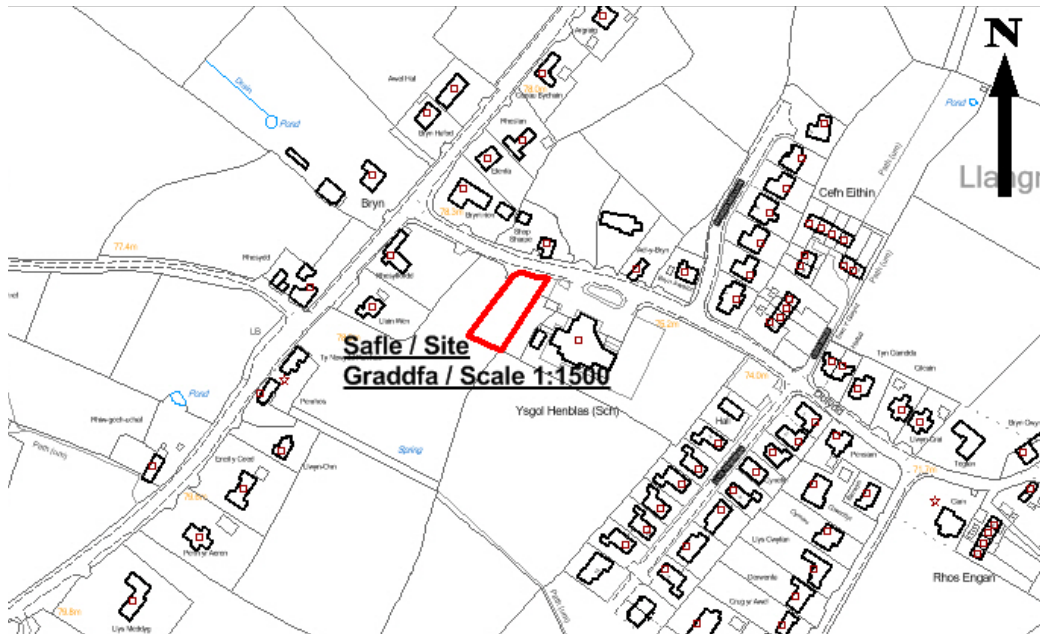
Rhif y Cais: **36C344** Application Number

Ymgeisydd Applicant

**Rev & Mrs G. Lloyd Evans**

**Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am y fynedfa i gerbydau ynghyd a ail-leoli mynedfa i'r cae ar dir ger / Outline application for the erection of a dwelling together with full details of the vehicular access together with the re-location of the access into the field on land adjacent to**

**Ysgol Gynradd Henblas, Llangristiolus**



## **Planning Committee: 03/02/2016**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

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

The application has been called-in for Committee determination by Cllr. Victor Hughes.

At its meeting held on 6<sup>th</sup> January 2016 the Planning and Orders Committee resolved to defer determination pending a site visit.

The site was visited on 20<sup>th</sup> January and the members will be familiar with the site and its setting.

#### **1. Proposal and Site**

The site is situated within the settlement of Llangristiolus on a parcel of land directly adjoining the local primary school and lies on land next to a detached two storey dwelling which is under construction. Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement. The surrounding properties are a mix of single and two storey units.

The application is an outline application for the erection of a detached two storey dwelling. The dimensions given for the dwelling are a maximum of 10x10m on plan (minimum 6x6m) and between 6m and 8m to the ridge. Access details are included in the application and involve direct access to the highway from the plot as well as a reconfigured field access between the proposal and the adjoining dwelling under construction.

#### **2. Key Issue(s)**

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

##### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Design

##### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

**Planning Policy Wales, 8<sup>th</sup> Edition**

**Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Community Council** – No response to date

**Local Member, Cllr V Hughes** – Call-in if the recommendation is one of approval

**Local Member, Cllr H E Jones** – No response to date

**Highways Authority** – the access appears substandard in terms of visibility. A traffic survey has been undertaken and conditions are proposed.

**Drainage Section** – Requested additional information. Details received and are satisfactory in principle.

**Welsh Water** – Recommended conditional approval.

**Joint Planning Policy Unit** - Llangristiolus is identified as a Listed Settlement under Policy 50 of the adopted Ynys Môn Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan (UDP). Whilst the UDP has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

Policy 50 is a criteria based policy that can support single dwelling applications on infill or reasonable minor extensions to the existing developed part of the settlement. A development boundary was introduced for Villages identified under Policy HP4 of the Stopped UDP.

The site lies outside but adjoins the Llangristiolus Stopped UDP development boundary. However, as the application is for a single dwelling adjoining the existing urban form it can be considered under the adopted Ynys Môn Local Plan. A judgement should be made on whether the site is a reasonable minor extension to the existing built form of the surrounding area.

A site visit is strongly recommended in order to establish whether the application is sympathetic to the surrounding built environment and landscape.

Level of Requirement:

(i) Supply of dwellings with planning permission:

at April 2015 there were 9 units with planning permission within the settlement of Llangristiolus.

<b>Land Bank – April 2015</b>	
<b>Not Started</b>	<b>Under Construction</b>
5	4

(ii) Number and type of vacant dwellings (Neighbourhood Statistics Table KS401EW)

Llangristiolus falls within the Bodorgan ward. At the 2011 Census, out of 807 dwellings in Bodorgan, 90 were with no usual residents i.e. empty at time of Census, which equates to 11.2%. Llangristiolus

has approximately 79 dwellings. On the basis of an 11.2% vacancy rate this would be 9 units being vacant that could include houses for sale at the time of the Census.

(iii) Number and type of dwellings built in the past 10 years

A review of the House Monitoring Survey reveals that 27 units have been completed in the settlement over the past 10 years.

<b>Completions</b>			
<b>Year</b>	<b>Units</b>	<b>Year</b>	<b>Units</b>
2005-06	6	2010-11	2
2006-07	2	2011-12	5
2007-08	0	2012-13	2
2008-09	2	2013-14	6
2009-10	2	2014-15	0

### **Other Issues**

(i) Design

It is strongly recommended that the views of the Built Environment and Landscape Section are sought in terms of the scale and design of the proposed dwelling.

The Council's Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' should be referred to when evaluating the design merits of the proposal.

(ii) Designations

The site is not situated within environmental, heritage or landscape designations.

(iii) Highways and Parking

The views of the Council's Highways Department should be sought in order to establish whether the proposal conforms to all relevant highways and parking requirements.

The Council's Supplementary Planning Guidance 'Parking Standards' should also be taken into consideration.

### **Conclusion**

The figures highlighted show that 27 units have been developed over the past 10 years and there is a land bank of 9 units with existing planning permission. As the estimated number of units in the settlement is 79, the growth rate for the settlement would be 45.6% with the implementation of the units in the current land bank. Additionally, it is estimated that there could be 9 vacant properties in the settlement. Regard should be given to the aforementioned issues in evaluating the suitability of the proposed development.

### **Response from members of the public**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 13th November, 2015 and at the time of writing this report one letter of representation had been received at the department, objecting to the proposal. The main issues raised opposing the application can be summarised as follows -

i) Road and access between the existing plot under construction and the current application site can only be there for one purpose, which is to create access to further building in the future;

ii) If the long term aim is to build more dwellings in this location, the application should make that clear. It is only fair that those likely to be impacted by future development should know the facts from the beginning.



iii) Significant development has taken place in Llangristiolus of late, development which appears to be out of control with many houses built which are beyond the means of local people to afford to buy and which have changed and lost much of which made the area so attractive. Do we need more of this type of development?

## **5. Relevant Planning History**

None.

### **Site history of adjoining land**

36C319 Outline application for the erection of one dwelling together with the construction of a vehicular access on land adjacent to Ysgol Henblas, Llangristiolus – approved 11/10/12

36C319A Full application for the erection of a new dwelling together with the construction of a new vehicular access on land adjacent to Ysgol Henblas, Llangristiolus – approved 8/5/14

## **6. Main Planning Considerations**

**Policy** – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Môn Local Plan. The proposal is considered as an acceptable 'infill' development.

Although concern has been raised regarding the number of plots approved in Llangristiolus under Policy 50, it is clear from a recent appeal decision raising similar issues in Llanfaelog that a refusal based on numbers cannot be sustained on appeal.

### **Effect on amenities of surrounding properties -**

It is not considered that the proposal will harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. There is ample space within the site to accommodate the dwelling without resulting in the over-development of the site to the detriment of the locality and surrounding properties. Careful consideration during its design stage will ensure that no overlooking / loss of privacy will occur to the occupants of the existing and proposed dwelling.

**Highways issues:** The Highways Authority suggests that the visibility at the access may not reach current standards.

A traffic survey was undertaken by the Highway Authority with the results such that conditions are

proposed.

## **7. Conclusion**

The proposal is considered as an acceptable 'infill' development which complies with Policy 50 of the Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties. It is considered that a suitable access can be achieved. The recommendation is one of approval subject conditions.

## **8. Recommendation**

To **permit** the development subject to conditions.

**(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building and the landscaping of the site.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).**

Reason: In the interests of visual amenity.

**(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.**

Reason: In the interests of visual amenity.

**(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.**

Reason : In the interests of amenity

**(07) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the

environment.

**(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

**(09) Foul water and surface water discharges must be drained separately from the site.**

Reason: To protect the integrity of the public sewerage system.

**(10) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

**(11) 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.

**(12) The access to the dwelling hereby approved shall be completed with a 2.4m x 43 m visibility splay in a westerly direction and a 2.4m x 33 m visibility splay in an easterly direction. Within the visibility splays, nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interests of highway safety.

**(13) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.**

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.

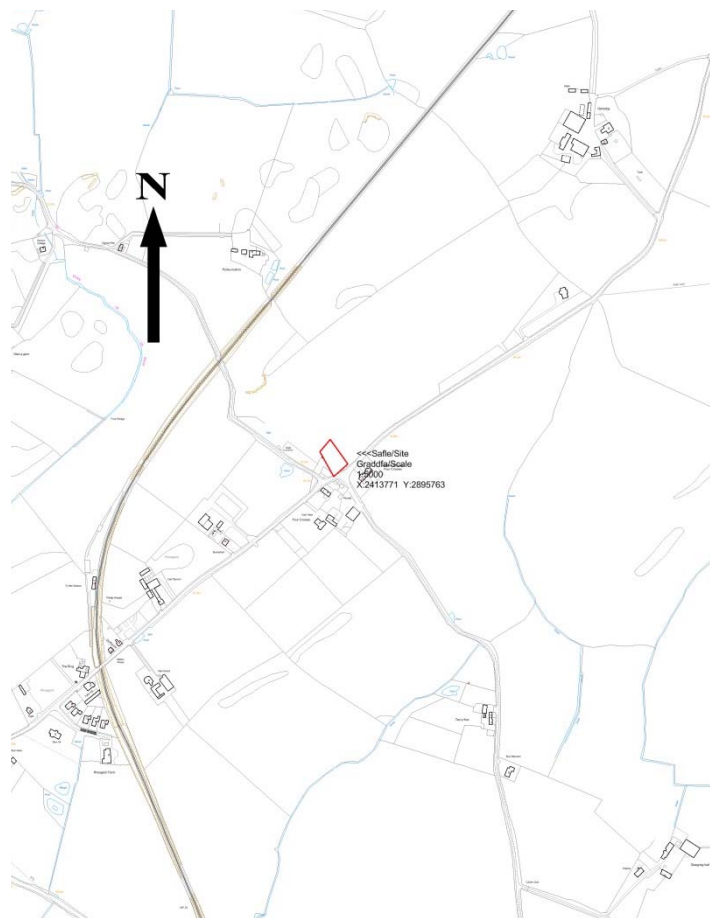
Rhif y Cais: **44C250A** Application Number

Ymgeisydd Applicant

**Mr William Edwards**

**Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn am addasu'r mynedfa amaethyddol beresennol ar dir gyferbyn a / Outline application for the erection of a dwelling together with full details for alterations to the existing agricultural access on land opposite**

**Tai Cyngor / Council Houses, Four Crosses, Rhosgoch**



## **Planning Committee: 03/02/2016**

### **Report of Head of Planning Service (GJ)**

#### **Recommendation:**

Refuse

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

The application is presented to the Planning Committee on the request of the local member.

At its meeting held on the 2<sup>nd</sup> December, 2015 the agent requested that the committee defer the application until the 3<sup>rd</sup> February in order that he may present 3D drawings of the proposal.

At the time of writing the report, no drawings have been received from the agent.

#### **1. Proposal and Site**

The proposal is for Outline planning for the erection of a dwelling with full details of the vehicular access on land opposite Council Houses, Fourcrosses, Rhosgoch

#### **2. Key Issue(s)**

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

#### **3. Main Policies**

##### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

##### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

##### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlet and Cluster

Policy EN1 - Landscape

#### **4. Response to Consultation and Publicity**

**Community Council** – Support

**Local Member (Cllr Aled Morris Jones)** – Requested that the application be presented to the Planning and Orders Committee for consideration.

**Local Member (Cllr William Hughes)** – No response at the time of writing the report

**Local Member (Cllr Richard Owain Jones)** – No response at the time of writing the report

**Highways Authority** – No response at the time of writing the report

**Drainage Section** – Standard Comments

**Welsh Water** – Standard Comments

**Natural Resources Wales** – Standard Comments

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 13/11/15. At the time of writing the report no letters had been received objecting to the proposal.

## **5. Relevant Planning History**

44C250 – Outline application for the erection of a dwelling on land at Fourcrosses, Rhosgoch – Refused 6-4-06

## **6. Main Planning Considerations**

**Policy** - Rhosgoch is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and the land is outside the Hamlet and Cluster area under Policy HP5 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan.

Policy HP5 of the Stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters, provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

## **Main planning considerations**

The site is located opposite a cluster of 4 terraced dwellings adjacent to a crossroad which forms a small cluster of properties.

The main considerations have been identified as the following:

- Is the principle of the proposal acceptable in policy terms
- The impact on the landscape and amenities of adjacent residential properties

In terms of the principle of development, whilst it is accepted that a small cluster of dwellings are located in the area, the site is located on the opposite side of the road which is currently undeveloped.

The dwelling would be in a position not well related to the settlement. There are no dwellings located on this side of the road. Given this scenario it is considered that the proposed dwelling would unacceptably harm the appearance of the location, intruding into an open rural landscape. The erection of a dwelling on this site could also possibly result in future residential development within the field.

Due to the above the application currently does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the open countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

### **Effect on the amenities of adjacent residential properties**

There is ample room within the site to accommodate a dwelling, parking and turning area. The dwelling would therefore not have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

## **7. Conclusion**

It is not considered that the erection of a dwelling in this location would be acceptable, and it would result in development into the open countryside. It would constitute a harmful visual intrusion into the landscape designated a Special Landscape Area under Policy 31 of the Ynys Mon Local Plan and Policy EN1 of the Stopped Unitary Development Plan. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained within Planning Policy Wales.

## **8. Recommendation**

### **Refusal**

(01) The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Mon Local Plan by creating a set of circumstances which make it difficult to resist further development on this field which could purport to be a logical extension of the settlement

(02) The local planning authority considers that the proposal would be harmful to the character and appearance of the area bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Mon Local Plan, Policies GP1, GP2, EN1 and HP5 of the Stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 8, 2016)

## **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**SPG – Design Guide for the Urban and Rural Environment**

**Planning Policy Wales 8<sup>th</sup> Edition**



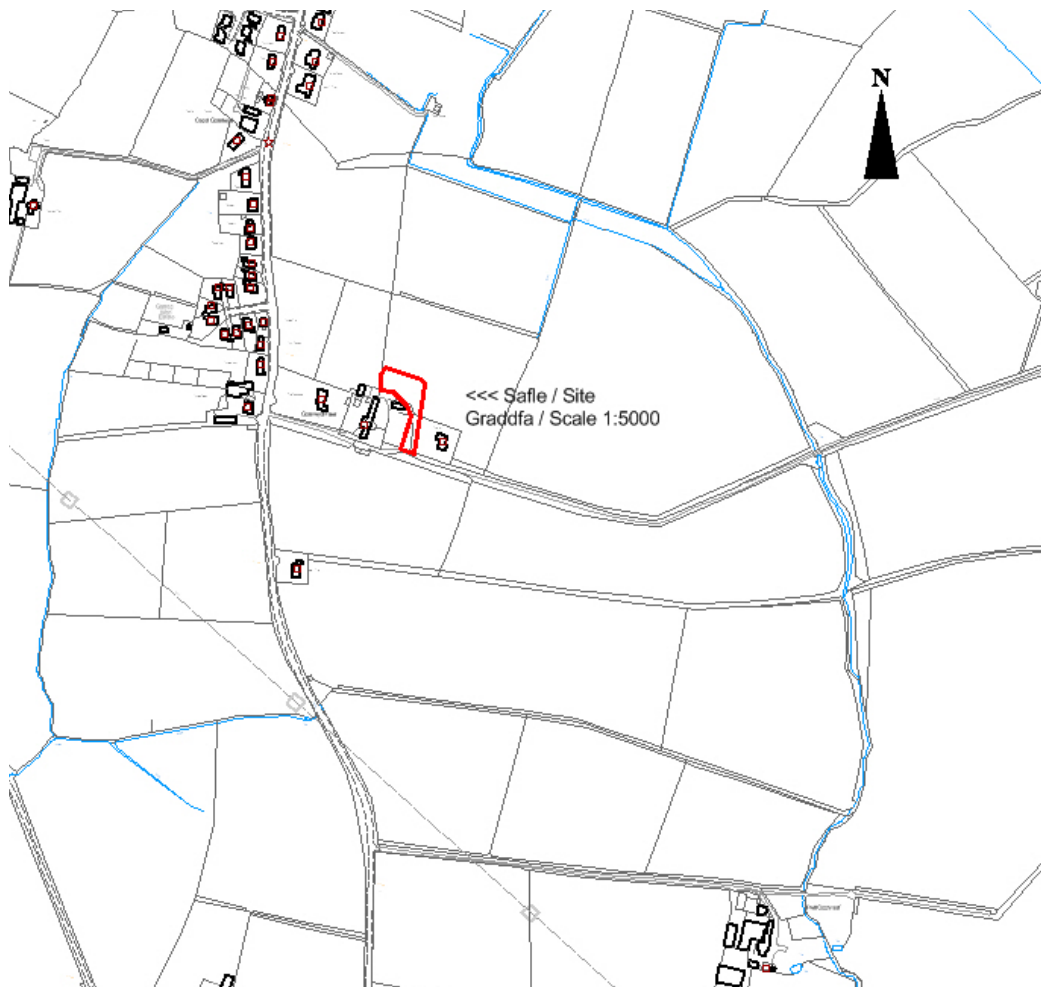
Rhif y Cais: **44C320** Application Number

Ymgeisydd Applicant

**Mr & Mrs Rhys Gough**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land near**

**Gorslwyd Fawr, Rhosybol**



**Planning Committee: 03/02/2016**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the local member.

At its meeting held on the 6th January, 2016 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal complies with Policy 50 as it forms a small, reasonable extension to the village.

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;

**The proposal does not form a logical extension to the village:** Having established that Policy 50 carries significant weight it is relevant to consider further criteria 1 of the policy that states:

"The proposal is clearly within, or forms a reasonable minor extension to the existing developed part of the settlement, and would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality".

Again a judgement is required in reaching this assessment, and it is helpful to break down the factors that need to be taken into account, as follows;

**Is it clearly within, or does it form a reasonable minor extension to the existing developed part of the settlement?:** It is considered that the development would abut beyond a reasonable extension to the village and would have a detrimental impact on the landscape. The development will not fit in comfortably with the existing development pattern of the village.

It is considered therefore that in weighing these factors that the site cannot be described as being an acceptable minor extension to the developed part of the settlement.

**Allowing the proposal would set a precedent for further future development:** Welsh Government guidance as set out in Planning Policy Wales places a duty on decision makers to consider each case on its planning merits based upon the facts of the particular case.

Whilst it is not possible therefore to presume that the approval of the application will mean that other similar applications in the locality will inevitably have to be approved it would be fair to say that the existence of a dwelling on the site would become a material consideration to be weighed in the overall balance.

Notwithstanding this, should any future application for a dwelling be received in the locality it would be subjected to the tests applied above and ultimately determined in its planning merits and upon the facts of the particular case existing at that time.

## **1. Conclusion**

It is accepted that the reasons put forward are capable of being genuine and material planning reasons. However in considering the facts of this particular case officers have the following concerns;

**The proposal forms a logical extension to the village:** The analysis carried out above suggests that the site will be identifiable as an isolated feature in the landscape and will not form an integral part of the existing developed part of the village.

## **2. Recommendation**

### **Refusal**

(01) The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which make it difficult to resist further development on this field which could purport to be a logical extension of the settlement

(02) The local planning authority considers that the proposal would be harmful to the character and appearance of the area bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP5 of the Stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 8, January 2016).