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Gweddill y Ceisiadau

Remainder Applications

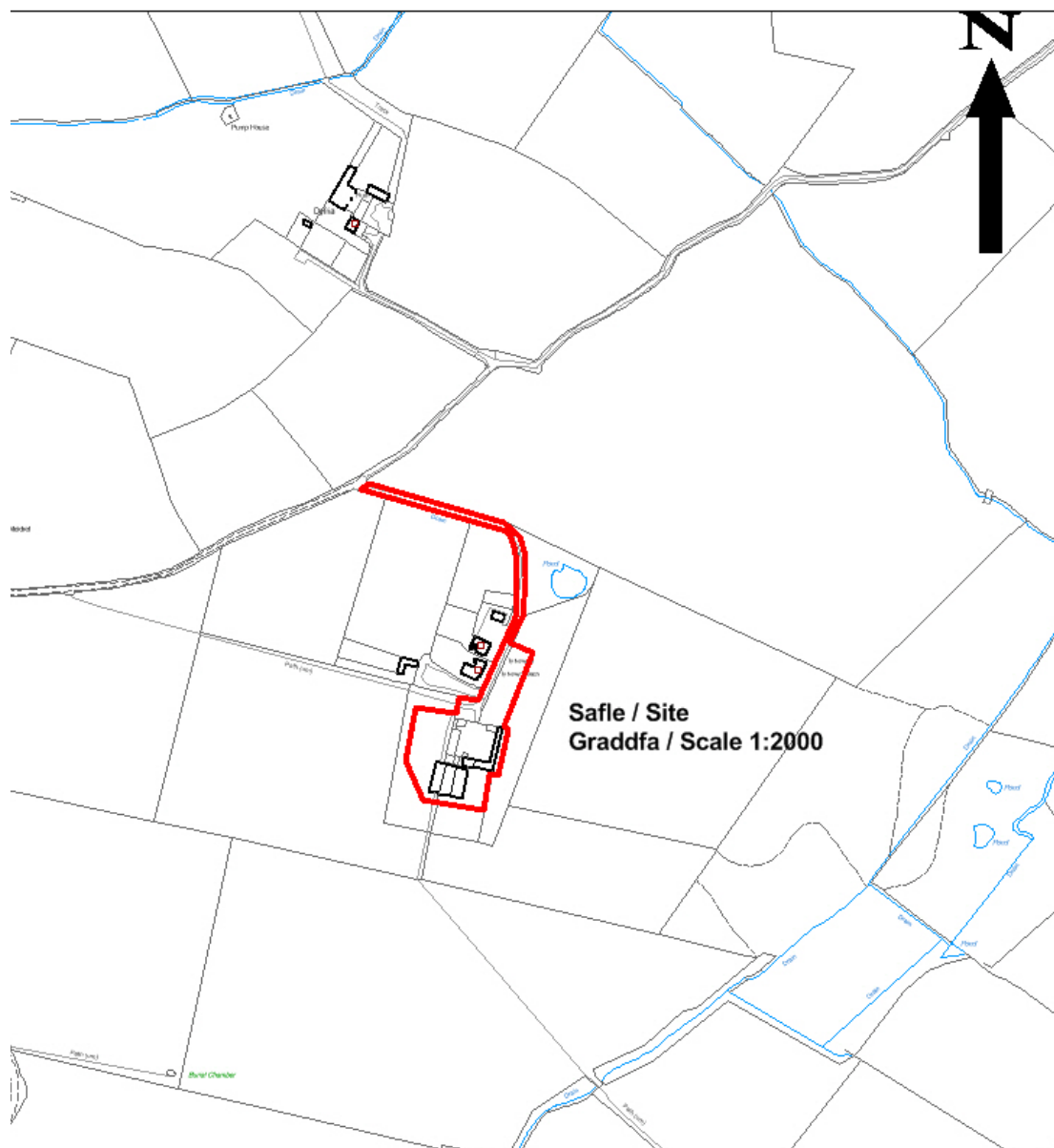
Rhif y Cais: **28C186C** Application Number

Ymgeisydd Applicant

Mr Philip Molyneux

Cais llawn i newid defnydd yr adeilad allanol i dri annedd yn / Full application for change of use of the existing outbuildings into three dwellings at

Ty Newydd, Llanfaelog



Planning Committee: 06/04/2016

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is a full application for the change of use of the existing outbuilding to form three dwellings together with the installation of a septic tank. Access to the site is afforded via the existing access that serves the neighbouring properties.

The outbuildings are shaped in a courtyard style. The site is situated on the outskirts of the village of Llanfaelog. The outbuilding lie next to the properties known as known as Tŷ Newydd and Ty Newydd Bach.

2. Key Issue(s)

The applications key issues are whether the proposal complies with Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan, and whether the proposal will have a detrimental effect on the amenities of the neighbouring properties and surrounding landscape which is designated as a Special Landscape Area and whether the proposal will have an effect on Highway Safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 - Design

Policy 55 - Conversions

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN1 – Landscape Character

Planning Policy Wales, 8th Edition, 2016

Technical Advice Note 5: Nature Conservation

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr. G O Jones – No response to date

Local Member, Cllr.R Dew – No response to date

Community Council – No observations

Welsh Water – Standard comments

Highways – As per recommendation on planning application reference 28C186B

Drainage – No response to date

Natural Resource Wales - Comments

Footpath Officer – No objection

Gwynedd Archaeological Planning Service - No response to date

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on neighbouring properties and the publication of a notice in the local press. The latest date for the receipt of representations was the 23rd February, 2016 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

28C186 – Erection of a garage at Ty Newydd, Llanfaelog – Approved 03/06/92

28C186A - Conversion of farm buildings to 3 dwellings together with the installation of a new septic tank at Ty Newydd Farm, Llanfaelog – Refused 16/09/04

28C186B - Conversion of outbuildings into three residential units, alterations and extensions thereto together with the creation of passing bays at Ty Newydd, Llanfaelog – Approved 07/12/09

6. Main Planning Considerations

Policy Context – Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan allow the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met. Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that ‘not all previously developed land is suitable for development’.

A Structural Report has been submitted as part of the application and confirms that the buildings can

be converted into residential units with some repair and re-building works proposed. Due to the scale of the development it is considered that the amount of repair/rebuilding works proposed area acceptable.

As stated above planning permission has been granted for the conversion of the outbuildings into three residential units in 2009, reference 28C186B, however this permission has now lapsed. There has been no material change in local or national policies in regards to conversions since the approval of the previous planning application.

Due to the above the building is considered suitable for its conversion into a residential dwelling and complies with current policies and guidelines.

Affect on surrounding landscape – The design of the proposal respects the character and appearance of the existing building. The re-use of the redundant buildings will ensure that the buildings will not fall into a state of disrepair which would have a detrimental visual impact on the surrounding area.

Affect of proposal on amenities of neighbouring properties –The property known as Ty Newydd Bach lies between the application site and the neighbouring property known as Ty Newydd, Whilst it is acknowledged that the proposal will generate additional traffic passing the front of Ty Newydd it is not considered that this will have a detrimental impact on the amenities currently enjoyed by the occupants of Ty Newydd.

There is a distance of more than 30 metres between the front of the proposal and Ty Newydd Bach, which is also within the applicants ownership, and therefore the proposal will not affect the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

Highway Safety – The Highway Authority have raised no objection to the proposal subject to the inclusion of the highway conditions imposed on planning permission 28C186B.

7. Conclusion

The proposal complies with current local and national policies and will not have a detrimental impact on the amenities of the neighbouring properties, surrounding area or highway safety. Having considered the above and all other material considerations my recommendation is one of approval subject to conditions.

8. Recommendation

Permit

(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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of the amenity of the designated landscape.

(03) No works shall be carried out to the re-roofing of the building or re-pointing of the masonry between 1st April and 30th September in any year.

Reason - To safeguard protected species - bats and birds

(04) 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.

(05) The access shall be constructed with 2.4 metre by 43.0 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

(06) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the local planning authority for the first 5 metres from the nearside edge of the County Highway before the use hereby permitted is commenced.

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

(07) No development shall commence until full details of the means of site enclosure together with details of all hard and soft landscape proposed have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented during the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenity of the designated landscape.

(08) Any further structural alterations which may be required to be carried out to the building, and which would be likely to affect its external appearance, consequent upon the implementation of this permission, shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.

Reason: For the avoidance of doubt.

(09) The development shall take place in accordance with the 'Evaluation and Recommendation' section outlined in the Protected Species Survey that was carried out by Yorke Associates Ecological Consultants and submitted under planning reference 28C186C.

Reason: To ensure that any protected species which may be present are safeguarded.

(10) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:

Drawing / Document number	Date Received	Plan Description
Datrys Structural Report –	20/01/2016	Structural Report

August 2015		
“Yorke Associates Ecological Consultants” - Report	20/01/2016	Protected Species Survey
1233-A1-01	20/01/2016	Existing Elevations
1233-A1-02	20/01/2016	Existing floor plan
325/01	20/01/2016	Location plan
1233-A1-04	20/01/2016	Proposed Floor Plan – Ground and first floor
1233-A3-04	20/01/2016	Proposed Elevations
1233-A1-01A	01/03/2016	Plan illustrating areas of re-building

under planning application reference 28C186C.

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.

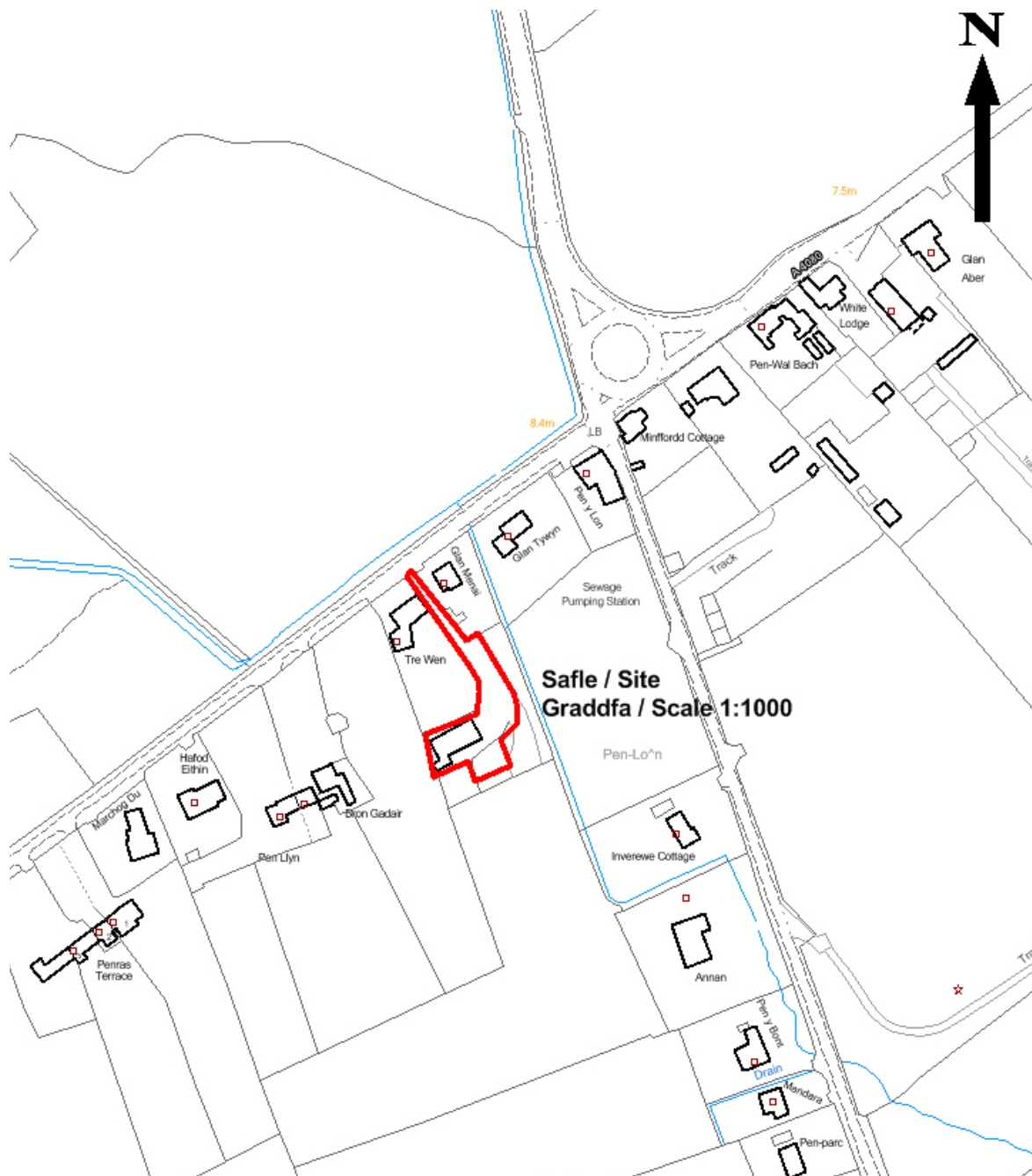
Rhif y Cais: **45C83E** Application Number

Ymgeisydd Applicant

Mr T.W & Mrs Y Owen

Cais llawn i newid defnydd y gweithdy presennol i dri annedd ar dir yn / Full application for conversion of the existing workshop into three dwellings at

Tre Wen, Pen Lôn, Niwbwrch / Newborough



Planning Committee: 06/04/2016

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a relevant officer. The application has been scrutinised by the Council's Monitoring Officer.

1. Proposal and Site

The application site is occupied by a brick and clad building measuring 18m x 9.5m approximately on plan and with a ridge height of just over 6m, which currently houses a joinery business.

The application is made to convert the workshop into three dwellings, two on the ground floor and a single unit on the first floor with external access. Garden, bin storage and parking areas are provided as part of the proposal whilst the existing access will be utilised for the development. Foul drainage will connect into the existing public sewerage system.

2. Key Issue(s)

Compliance with current planning policies in relation to conversion and impacts on the designated Area of Outstanding Natural Beauty as well as amenity impacts.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 7 Rural Buildings

Policy 30 Landscape

Policy 35 Nature Conservation

Gwynedd Structure Plan

Policy D1 AONB

Policy D4 Location siting and design

Policy D9 Environmentally sensitive areas

Policy D10 Flora and Fauna

Ynys Mon Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN1 Landscape Character

Policy EN2 AONB

Policy EN4 Biodiversity

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

Planning Policy Wales – Edition 8

TAN 5 – Nature Conservation and Planning

TAN 12 – Design

4. Response to Consultation and Publicity

Councillor Ann Griffith: No response at the time of writing

Rhosyr Community Council: Objection, but no reason specified

Ecological and Environmental Advisor: No evidence of bats was found, and the building is thought to be of low potential for use by bats. The section 6.2 recommendation should be followed in the (unlikely) event that bats are found during work (this gives instructions for contacts to seek advice).

Built Environment and Landscape Section:

1. The subject workshop is located on land to the rear of Tre Wen which is inside the AONB.
2. From a Built Conservation perspective I don't have any issues or concerns as the property is not within the setting of any known cultural heritage receptors.
3. The workshop does appear to be well built and structurally capable of the proposed conversion in line with Council policy and guidance.
4. The proposed external alterations to the workshop appear to me to be in principle reasonably justified and again in line with council policy and guidance. However and mainly due to the fact that the workshop is located in the AONB I would recommend that you consider imposing a condition on the details of the proposed roof windows, gable end windows doors and external staircase, seeking; large scale annotated architectural drawings of a scale not less than 1:25 including cut sections, materials and finishes.

Natural Resources Wales: No objection in relation to protected species or impacts on the AONB.

Highway Authority: Suggested condition regarding car parking

Drainage Section: Comments

Response to neighbour notification: The application was publicised by site notice and personal notification to adjoining occupiers with an expiry date of 4th March. No representations were received.

5. Relevant Planning History

45C83 Erection of a joinery workshop together with the formation of a vehicular access at Trewen, Penlon, Newborough – Refused 07/09/88

45C83A Erection of a workshop at Tre Wen, Penlon, Newborough – Approved 02/08/89 Section 52

45C83B Erection of a shed for the storage of machinery at Tre Wen, Penlon – Approved 04/02/10

45C83C/DEL Application under Section 73 for the removal of condition (05) (workshop shall be used for the benefit of Mr T. W. Owen and when no longer required by him shall be used for the purposes of agriculture) from planning permission reference 45C83A (erection of a workshop) at Tre Wen, Pen Lon – Approved 04/06/15

45C83D/SCR Screening opinion for the conversion of the existing workshop into three dwellings on land at Tre Wen, Pen Lon – EIA not required

6. Main Planning Considerations

Principle of the Development: Policies contained in the development plan and in the stopped UDP support conversion schemes for rural buildings for residential use. Such schemes must be balanced with a consideration of their effects on interests of acknowledged importance including ecology, landscape impact,

residential and local amenities and highway impacts.

Design: The scheme retains the character and form of the existing building, introducing minor changes such as an external access stair and some fenestration, in order to facilitate the proposed new use. The site is set within a large curtilage within which there is ample room for parking and amenity space provision.

AONB: The site is located to the rear of a handful of dwellings forming part of the hamlet of Pen Lon which is situated within the designated AONB. The site is well screened and enclosed and it is not considered that unacceptable impacts will occur to the designated landscape.

Highway Impacts: The site is served by an existing access. It is not considered that the conversion would lead to a significant increase in traffic or other highway issues. The Highway Authority raises no concerns.

Ecology: The application is supported by an ecology report the conclusions of which are accepted by Natural Resources Wales and the Council's Ecological and Environmental Advisor.

Amenity impacts: The building is located to the rear of existing housing. There is ample space within the site to accommodate the proposal without harm to existing amenities. Distances and boundary treatments are such that overlooking and loss of privacy are unlikely to occur.

7. Conclusion

The scheme is considered to comply with the principles of Policy 55 on conversions. It is not considered that unacceptable impacts will occur as a result of the development.

8. Recommendation

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

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

(03) The car parking accommodation shall be made available for use before the dwellings hereby approved are occupied.

Reason: In the interests of amenity.

(04) The development shall proceed in accordance with the recommendations contained within the Visual protected Species Report prepared by Alison Johnson Ecology in June 2015.

Reason: To safeguard any protected species which may be present on the site.

(05) No development shall commence until the details and materials of the proposed roof windows, gable end windows and doors and external staircase, to be shown on large scale annotated architectural drawings of a scale not less than 1:25 including cut sections, have been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in

accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

(06) The development shall take place in accordance with the following plans and details, as amended by the condition 05 above:

Proposed Block Plan January 2016

Detailed Block Plan January 2016

Roof Plan Identifying Location of 8 no Rooflights January 2016

Proposed Ground Floor Plan January 2016

Proposed First Floor Plan January 2016

Proposed Front and Rear Elevations January 2016

Visual Protected Species Survey Alison Johnson Ecology June 2015

Structural Engineer's Report received 3/2/16

Access Statement received 3/2/16

Reason: To define the scope of the planning permission.

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.