

7.1

Gweddill y Ceisiadau

Remainder Applications

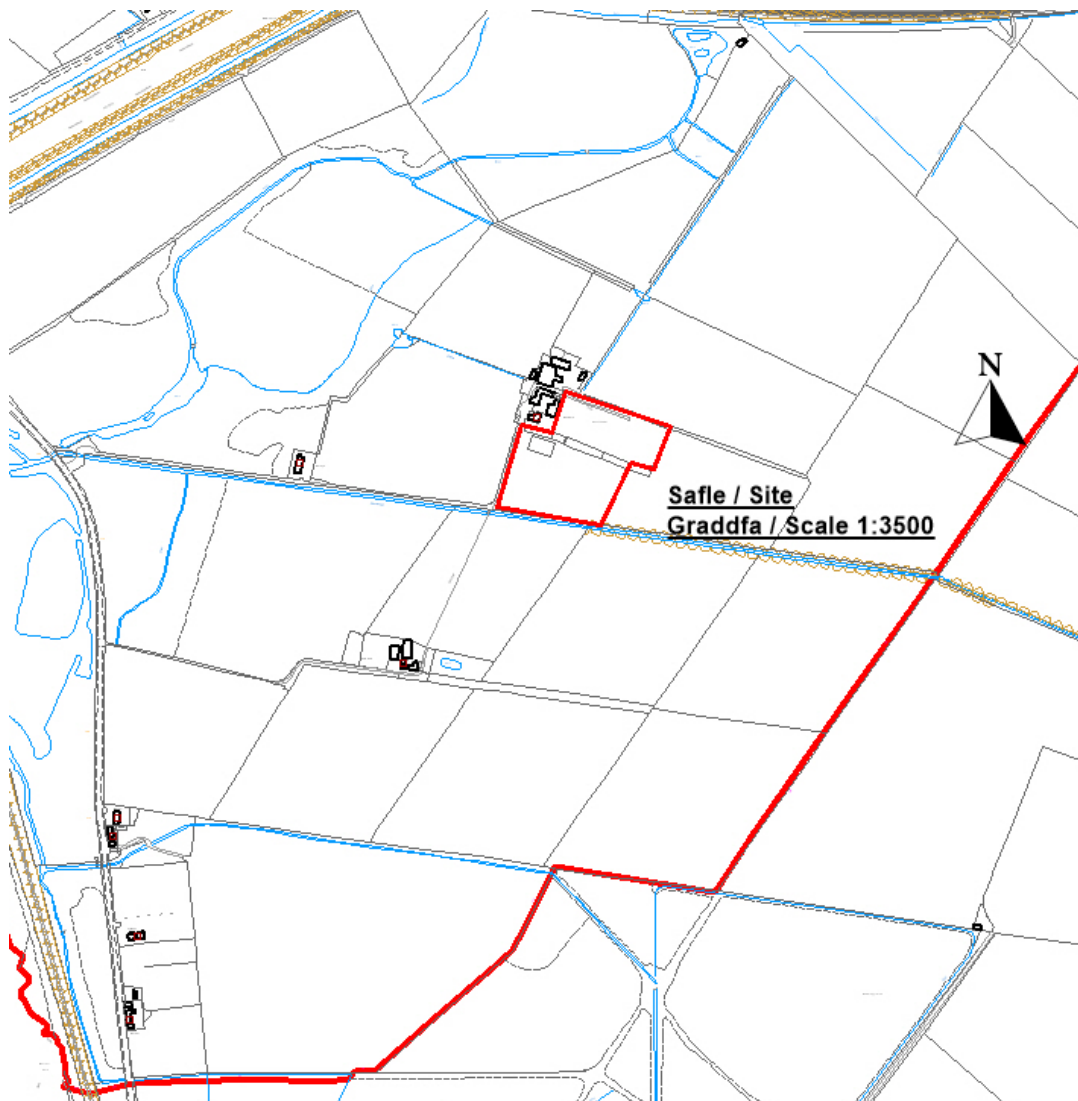
Rhif y Cais: **15C30H/FR** Application Number

Ymgeisydd Applicant

Mr Jeff Hughes

Cais llawn i newid defnydd tir amaethyddol er mwyn ymestyn y maes carafannau presennol i lleoli 14 o garfannau symudol ychwanegol ynghyd a gosod tanc septig ar dir yn / Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at

Pen y Bont Farm Touring & Camping, Malltraeth



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 2nd November, 2016 the committee members recommended that a site visit should take place. The site visit took place on the 16th November, 2016 and the members are now aware of the site and its settings.

At its meeting held on the 7th December, 2016 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- i) Do not consider that there is a flood risk of a level that the proposal cannot be supported, and
- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

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;

- i) Do not consider that there is a flood risk of a level that the proposal cannot be supported

The site is situated within a C1 Flood Zone as defined by the Development Advice Map (DAM). The details received from Natural Resource Wales, during the consultation process, that the flood maps are updated on a quarterly basis and confirms that the site lies within the extreme flood outline.

Technical Advice Note 15: Development and Flood Risk states that development should be directed away from the areas which are within zone C and towards land in zone A. Figure 2, Section 5 of TAN 15 states that touring caravans are categorised as a highly vulnerable development.

Paragraph 6.2 of TAN 15 states that new development should be directed away from areas which are within zone C and towards land in zone A, otherwise to zone B, where river or coastal flooding

will be less of an issue...Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- ii) its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

- iii) it concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2); and
- iv) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The proposal meets criteria (ii) of the tests listed in paragraph 6.2 as it will contribute to employment and tourism facilities in the locality by way of additional visitors to the area. However, the proposal does not meet criteria (iii) or (iv) of the test as the application site is agricultural land which has not previously been developed and the agent has confirmed that they are not willing to spend the monies on submitting a Flood Consequence Assessment.

Where developments are proposed in zone C, and comply with the tests outlined in Section 6 of TAN 15 a planning application should be supported by a Flood Consequence Assessment. Paragraph 7.2 of TAN 15 states that whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed down to a level which is acceptable for the nature/type of development being proposed, including its effects on existing development. It would certainly not be sensible for people to live in areas subject to flooding (even in two storey buildings) where timely flood warnings cannot be provided and where safe access/egress cannot be achieved

Therefore, before deciding whether a development can take place a flood consequence assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development of those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

During the course of determining the application the applicant was requested to submit a Flood Consequence Assessment however refused to carry out an assessment due to the costs.

Due to the above the proposal cannot be supported as the site lies within a C1 flood zone and does not comply with the requirements of TAN 15.

- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

Policy 33 of the Local Plan states that the Council "will refuse to permit any development that will unacceptably affect either directly or indirectly, any notified SSSI..."

Policy EN6 of the stopped Unitary Development Plan states that development that is likely to result in danger or have a detrimental effect on a Site of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless the reasons for the development clearly outweigh the value of the site itself.

Fields close to the proposed development are suitable for breeding birds of lowland damp grassland, which require an open landscape without disturbance. Any development into the SSSI including any screening/planting more than 1.5 m tall will impact on the suitability of the area for breeding birds with a potential loss of biodiversity. The caravan site will be open during the spring and summer bird breeding season which coincides with the breeding season for the species notified as features of the site. The proposed development would not only reduce the land area off

the SSSI but potentially increase disturbance effects in neighbouring fields within the SSSI and therefore jeopardise site integrity.

The proposal therefore conflicts with Policy 12 and Policy 33 of the Ynys Môn Local Plan and Policy TO6 and EN6 of the stopped Unitary Development Plan.

1. Recommendation

Refuse

(01) The application site is located within zone C1, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policies 1 and 28 of the Ynys Môn Local Plan and Policies GP1 and SG2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition) and Technical Advice Note 15 – Development and Flood Risk (July 2004).

(02) The proposal will impact upon the openness of the area, which is designated as a Site of Special Scientific Interest potentially affecting its ornithological interest. The proposal is therefore contrary to Policy 12 and 33 of the Ynys Môn Local Plan and Policy TO6 and EN6 of the sopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition).

7.2 Ceisiadau'n Tynnu'n Groes

Departure Applications

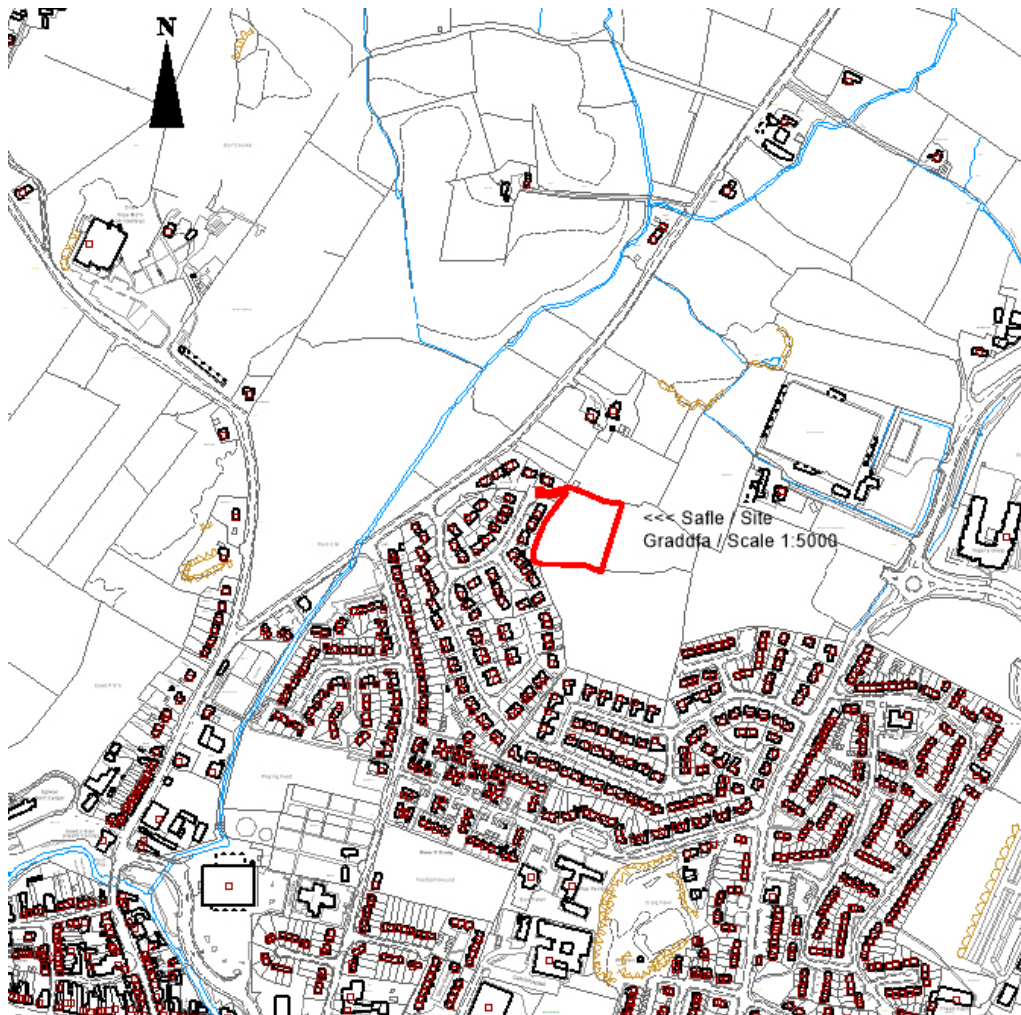
Rhif y Cais: **34C681** Application Number

Ymgeisydd Applicant

Hughes Bros Ltd

Cais amlinellol ar gyfer codi 8 annedd a 2 annedd fforddiadwy gyda'r holl materion wedi'u gadw'n ôl ynghyd a creu mynedfa newydd a gwaith cysylltiedig ar dir y tu cefn i / Outline application for the erection of 8 dwellings and 2 affordable dwellings with all matters reserved together with the construction of a new vehicular access and associated works on land to the rear of

Tyn Coed Estate, Llangefni



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Permit.

Reason for Reporting to Committee:

This is a departure application which the recommendation is one of approval.

1. Proposal and Site

The site is comprised of an agricultural field of 0.48 ha. It is located to the rear of existing dwellings along Tyn Coed estate. The existing dwellings form part of a cul de sac and it is intended to extend the dead end of this to achieve access. The site is elevated and raises up behind the existing properties.

It is proposed to build 10 houses 2 of which will be of an affordable type.

2. Key Issue(s)

Can the proposals be supported in policy terms?
Will the dwellings harm amenities of existing properties?
Highways issues
Drainage

3. Main Policies

Gwynedd Structure Plan

Strategic Policy 1
Policy A1 - Housing Supply
Policy A2 - Location of Housing Land
Policy A3 - Scale and phasing of housing
Policy D4 - Siting and Design

Ynys Mon Local Plan

Policy 1 - General Policy
Policy 31 - Landscape
Policy 42 - Design
Policy 47 - Housing Requirements
Policy 48 - Housing Development Criteria
Policy 49 - Defined Settlements
Policy 52 - Exception Sites
Policy 53 - Housing in the Countryside

Ynys Mon Unitary Development Plan (Stopped)

Part One Policy PO2 Settlement Strategy and Hierarchy
Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EN1 - Landscape Character
Policy HP1 - Five Years Supply
Policy HP7 - Affordable Housing

SPG: Design Guide for The Urban and Rural Environment

TAN 1 - Joint Housing and Land Availability Studies

TAN 2 - Affordable Housing

TAN 12 - Design

TAN 18 - Transport

Planning Policy Wales Edition 9

4. Response to Consultation and Publicity

Local Member Dylan Rees: has requested that the application be referred to the committee due to the strong objections against it.

Town Council: Object it is outside the Development Plan and there is no need.

Highways:

Drainage:

NRW: No objection

Welsh Water: Conditions

35 letters have been received (Although some are from same people as the application has been publicized three times)

Points raised include:

- Access will be directly in front of property
- Access is very narrow with sharp incline
- Phase 2 would be next step increasing numbers of vehicles
- The bank is unstable
- Drainage is not adequate
- There will be lots of extra surface water
- Increased traffic hazards
- Access hazardous
- Bank will need to be strengthened
- Access would result in loss of privacy
- During construction road will be inaccessible

There has been no survey of the stability of the bank
The edge of bank can only be accessed via no's 23, 24 and 25 permission would be required.
The road will block access to existing dwellings

Rainwater is a problem here and rushes down slope
It will be a danger getting in and out of the writer's property
The road will be a rat run
How will bin lorries get to the site safely

There will be a loss of light and privacy
The field acts as a natural sump and there are major problems with water.
A more direct access would be more suitable
This was designed to be a cul de sac
Living here will be impossible
Not enough information has been provided

The bank is unstable
The houses would tower above existing
Design not compatible
The need is questionable
There are trees and will dominate the skyline

5. Relevant Planning History

None relevant to this specific site, however adjacent land has been the subject of an application for 139 houses. The application was approved at planning committee previously. No permission has been issued as S106 agreement is in process of being signed.

6. Main Planning Considerations

I shall deal with the above listed issues;

1. Can the proposals be supported in policy terms?

The site is located outside but adjacent to the settlement boundary for Llangefnï. As such it could be accepted as an "exception site" if all the housing proposed were to be of an affordable type.

What is pertinent to this application is the situation in respect of the 5 year housing land supply which the Council has a duty to identify.

Planning Policy Wales states;

Local planning authorities must **ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing** judged against the general objectives and the scale and location of development provided for in the development plan. (9.2.3 PPW V9)

The 2014 Joint Housing Land Availability Study, the latest published study, indicated a land supply of 4.7 years for Ynys Môn which falls below the 5 year land supply. Recent changes to national planning guidance, set out in TAN1, mean that authorities that do not have an up to date objectively assessed requirement for housing published in an adopted development plan do not technically have a demonstrable supply of land. Ynys Môn is in that position. Therefore, until the Joint LDP is adopted it technically will be considered not to have a 5-year supply.

TAN1 sets out how an authority must act when it does not have a 5 year land supply: "*The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study (see 8.2 below), the need to increase supply should be given considerable weight when dealing with planning applications* (Paragraph 6.2).

In light of the above it is considered that the current application will contribute to the shortfall in the housing land supply, however, the proposals need to be assessed in terms of their acceptability in this location.

As mentioned elsewhere in this report the site is located immediately adjacent to the settlement boundary and could be acceptable as an "Exception site" under current policies with 100% affordables. Additionally, it will form a continuation of the development which has been resolved to be approved on the land adjacent. This along with the weight given to the shortfall in housing land as identified gives justification for the acceptance of the site as housing land.

2. Will the development harm the amenities of existing dwellings?

Whilst the application has been made in outline form it is considered that the details submitted show that the dwellings can be accommodated on the site without causing undue harm to residential amenity. Sufficient land is available to avoid unacceptable overlooking or the dwellings having an overbearing impact. A condition is recommended which will give the authority power to dictate the exact position of the new units.

3. Highways Issues

The Highways Authority have been consulted and raise no objection to the scheme.

4. Drainage

Details as submitted are considered acceptable and no objections subject to conditions are raised.

7. Recommendation

Permit subject to the signing of a S106 agreement securing two of the proposed units to be of an affordable type.

(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, means of access thereto 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) Notwithstanding the submitted plans the dwellings shall be of a height and position to be agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity.

(05) An ecological survey shall be carried out to the written satisfaction of the LPA prior to any works commencing onsite.

Reason: To ensure any protected species remain unharmed.

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

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

(07) 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.

(08) 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.

(09) No development shall commence until full design details for the priority system and pedestrian footway have been submitted to and agreed by the local planning authority. The priority system and pedestrian footway shall be completed before any dwelling within the site is occupied.

Reason: In the interests of highway safety.

(10) 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: In the interests of highway safety.

(11) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: In the interests of highway safety.

(12) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: In the interests of highway safety.

(13) The access shall be completed with a bitumen surface for the first 5 metres 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 highway safety.

(14) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the Local Planning Authority).

Reason: In the interests of highway safety.

(15) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements' (copies of this document are available free on request from the Local Planning Authority).

Reason: In the interests of highway safety.

(16) The turning area 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: In the interests of highway safety.

(17) 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: In the interests of highway safety.

(18) No surface water from the 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: 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.

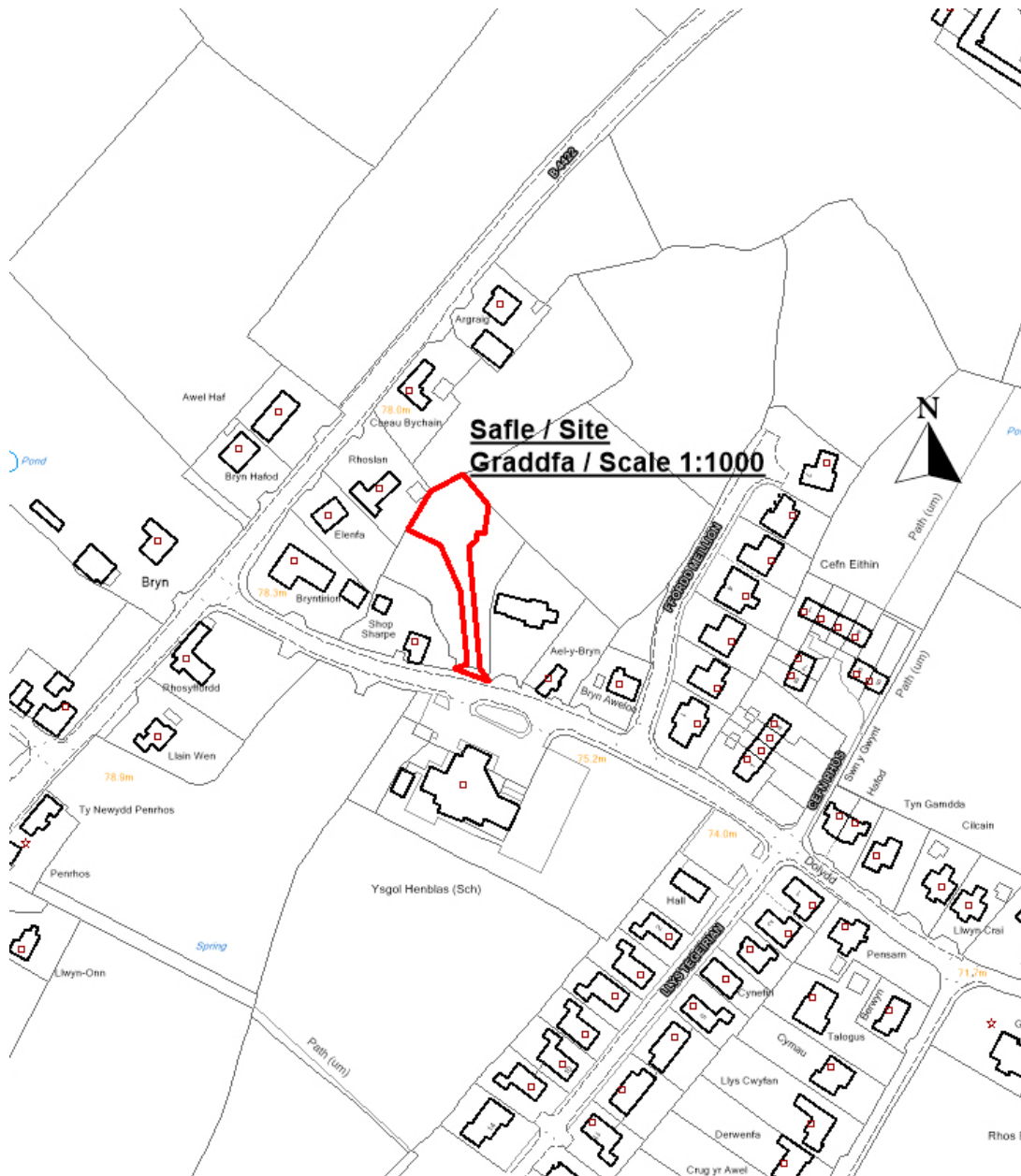
Rhif y Cais: 36C338A Application Number

Ymgeisydd Applicant

Mr Steven Owen

Cais llawn i godi annedd ynghyd a chodi modurdy arwahan ar dir gyferbyn a / Full application for the erection of a dwelling and detached garage on land opposite

Ysgol Henblas, Llangristiolus



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant works within the Planning Function of the County Council.

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

As Members are aware the application was deferred at the Planning and Orders Committee meeting that was held on the 7th December, 2016 in order that the Highway Authority and Drainage Section following the receipt of the amended and additional information.

1. Proposal and Site

The site is situated within the settlement of Llangristiolus on a parcel of land directly opposite the local primary school and lies on land next to a detached two storey dwelling which is known as 'Llain Alaw'. Residential properties are located to the north west of the application site. The surrounding properties are a mix of single and two storey units.

Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement.

The application is a full application for the erection of a two storey detached dwelling together with a detached double garage.

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, highway safety and whether the site can be adequately drained.

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, 2016, 9th 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 – No response to date

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

Highways Authority – Details are satisfactory

Drainage Section – Drainage details acceptable

Welsh Water – Recommend conditional approval

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 14th December, 2016 and at the time of writing this report five letters of objection and fifteen letters of support had been received at the department. The main issues raised opposing the application can be summarised as follows:

- i) Comments were raised in regards to visibility splay and how they are formed.
- ii) Flooding / drainage issues
- iii) No need for a dwelling of this scale in the village as the neighbouring property was for sale for a considerable time. Number of properties for sale in the village
- iv) Dwellings of this scale are out of character with the locality and will have an impact on the surrounding area
- v) Affordable housing for local people is required in villages such as Llangristiolus
- vi) Loss of views
- vii) Two single storey properties would be more suitable on the site
- viii) The approval of this permission will result in further similar scale developments in the locality
- ix) Overlooking and proposal would be an overbearing feature to the adjoining property (Rhoslan). The existing conifer trees that lie along the boundary of Rhoslan are showing signs of deterioration and will need to be removed and will leave only a 0.5 metre wall between the existing and proposed dwelling

In response to these comments I would state;

- i) The existing access was considered acceptable during the course of determining the outline permission. Following the concerns of the Planning and Orders Committee and concerns raised by members of the public the scheme has been amended and the existing access that serves the site is to be improved as part of the proposal which will improve the visibility splay. However, as stated above the outline permission is an extant permission and should the developer wish, could submit a detailed application which would not include any improvement to the access to the site.
- ii) Additional drainage details has recently been received and the Drainage Section have confirmed that the additional porosity test results suggest that the soakage characteristics of the ground appear to be consistent across the development site and that suitably designed soakaways should therefore provide a satisfactory means of surface water disposal.

iii) We are currently dealing with an application for a two storey detached dwelling and there is ample space to accommodate the dwelling, garage, parking and turning area without resulting in the over-development of the site. The proposal is of a slightly lesser scale than that that was approved under the outline permission 36C338 (8.5m to ridge, 15.5 x 11.5m on plan for the current proposal as opposed to up to 8m ridge and between 18 x19m on plan for the outline consent 36C338).

iv) There is no distinct pattern of development in the village and there is a mixture of single / two storey units of traditional and modern design. The design of the proposed dwelling is considered acceptable in this location.

v) As the application is for one single dwelling within the settlement of Llangristiolus it does not trigger the need for affordable housing.

vi) There is a distance of between 18 and 34 metres between the proposed dwelling and neighbouring properties and due to these distances it is not considered that the erection of a dwelling in this location will harm the amenities currently enjoyed by the occupants of the surrounding properties to such a degree as to warrant the refusal of the application.

vii) The scheme before us is for one number detached two storey dwelling and the proposal in terms of its scale, design and siting is considered acceptable and complies with current policies.

viii) Each application is considered on its own merits and any future application will be considered in accordance with policies and guidance in force at that time.

ix) There is a distance of 18.5 metres between the secondary window which lies within the living area of the large open kitchen/dining and living room of the proposed dwelling and the rear of the existing dwelling known as Rhoslan. The existing garage which is located at the rear of Rhoslan restricts the line of view from this window. There is a distance of 20 metres between the secondary window within the kitchen area and this is screened from Rhoslan by the existing hedge. However, the owner of Rhoslan has stated in their letter that the trees are showing signs of deterioration and will have to be removed and therefore it is considered necessary to include a condition that screening be provided along the boundary of the site with Rhoslan which will ensure that the development will not have a detrimental impact on the amenities of Rhoslan. Due to the distances between Rhoslan and the proposed dwelling it is not considered that the proposed dwelling will have an overbearing impact on the existing property.

The reasons stated for supporting the application were:

i) Expansion and development of the area

ii) Development for local people to settle in their desired environment who will contribute to the local community and will employ local contractors

iii) As the person responsible for the upkeep and maintenance of the application site confirms that there is no problem in regards to surface water on the site. During the Eisteddfod Mon ceremony, the site was used as a car park for around 70 vehicles and a bus with no trouble despite the bad weather prior and during the day of the ceremony

iv) Proposal will not have a detrimental impact on the existing road network or infrastructure or on the amenities of the neighbouring properties

v) Outline permission has previously been granted on the site

vi) Construction of the dwelling will enhance the local area and provide additional housing.

5. Relevant Planning History

36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus – Approved 17/02/2016

Site history of adjoining land

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the 'nissen' hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

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.

The principle of development has been established with the granting of the outline permission in February 2016. The current application is a full application as the application site differs slightly to the approved outline site. The proposal currently under consideration proposes an improved visibility to that approved under the outline permission. However, should the current application be refused by the Planning and Orders Committee the outline permission is a fall-back development and the developer could submit a detailed application which complies with the requirements of the outline permission which provided no improvements to the access to the site. The outline permission allows a larger dwelling than that which is currently proposed.

Effect on neighbouring properties – There is ample space within the site to accommodate the proposal without resulting in the over-development of the site.

There is a distance of 34 metres between the rear of the proposed dwelling and the rear of the dwelling known as Caeau Bychain.

There is a distance of 29 and 30 metres between the front of the proposed dwelling and the side and rear of the existing dwelling known as Llain Alaw.

There is a distance of 18.5 metres between the secondary window which lies within the living area of the large open kitchen/dining and living room of the proposed dwelling and the rear of the dwelling known as Rhoslan. The existing garage which is located at the rear of Rhoslan restricts the line of view from this window. There is a distance of 20 metres between the secondary window within the kitchen area and this is screened from Rhoslan by the existing hedge. However, the owner of Rhoslan has stated in their letter that the trees are showing signs of deterioration and will have to be removed and therefore it is considered necessary to include a condition that screening be provided along the boundary of the site with Rhoslan which will ensure that the development will not have a detrimental impact on the amenities of Rhoslan.

Although the siting of the dwelling was not being considered during the course of determining the outline application an illustrative drawing was submitted and the proposed dwelling was located between 21 and 22 metres away from the rear of Rhoslan, however it was located lower down in the plot and the existing garage was not located between the existing and proposed dwelling. However as stated above this was an illustrative plan and did not provide details of any openings on the side of the proposed dwelling.

Due to the distances between the existing properties and proposed dwelling, and the inclusion of screening along the boundary the proposal will not have a detrimental impact on 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 improvements proposed as part of the scheme will improve the existing visibility splay from the site and therefore will not have a detrimental impact on highway safety. The outline permission approved the use of the access to the site as it exists and without improvement.

The developer has a fall-back position which must be weighted in the determination.

Drainage – The additional supporting details submitted as part of the application confirms that the site can be adequately drained. Again, an outline planning permission exists which must be weighted as a fall-back position.

7. Conclusion

The proposal complies with current local and national policies. The erection of a dwelling on the site will not have a detrimental impact on highway safety or on the amenities of neighbouring occupiers. An outline planning permission existing which carries significant weight as a fall-back position. The dwelling now proposed is smaller than that allowed under the outline consent. Its separation distance from neighbouring properties is within given guidance and the scheme offers highway improvement.

8. Recommendation

To **permit** the development subject to 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 surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.

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.

(03) 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.

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

Drawing / Document number	Date Received	Plan Description
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2291:16:2A	30/06/2016	Existing site plan
2291:16:1d	24/11/2016	Location plan
2291:16:11b	24/11/2016	Proposed site plan
Drainage details	18/11/2016	Drainage details
2291:16:4	03/06/2016	Proposed Garage floor plans and elevations
2291:16:4	03/06/2016	Proposed Floor Plans
2291:16:5	03/06/2016	Proposed Elevations

under planning application reference 36C338A.

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.