

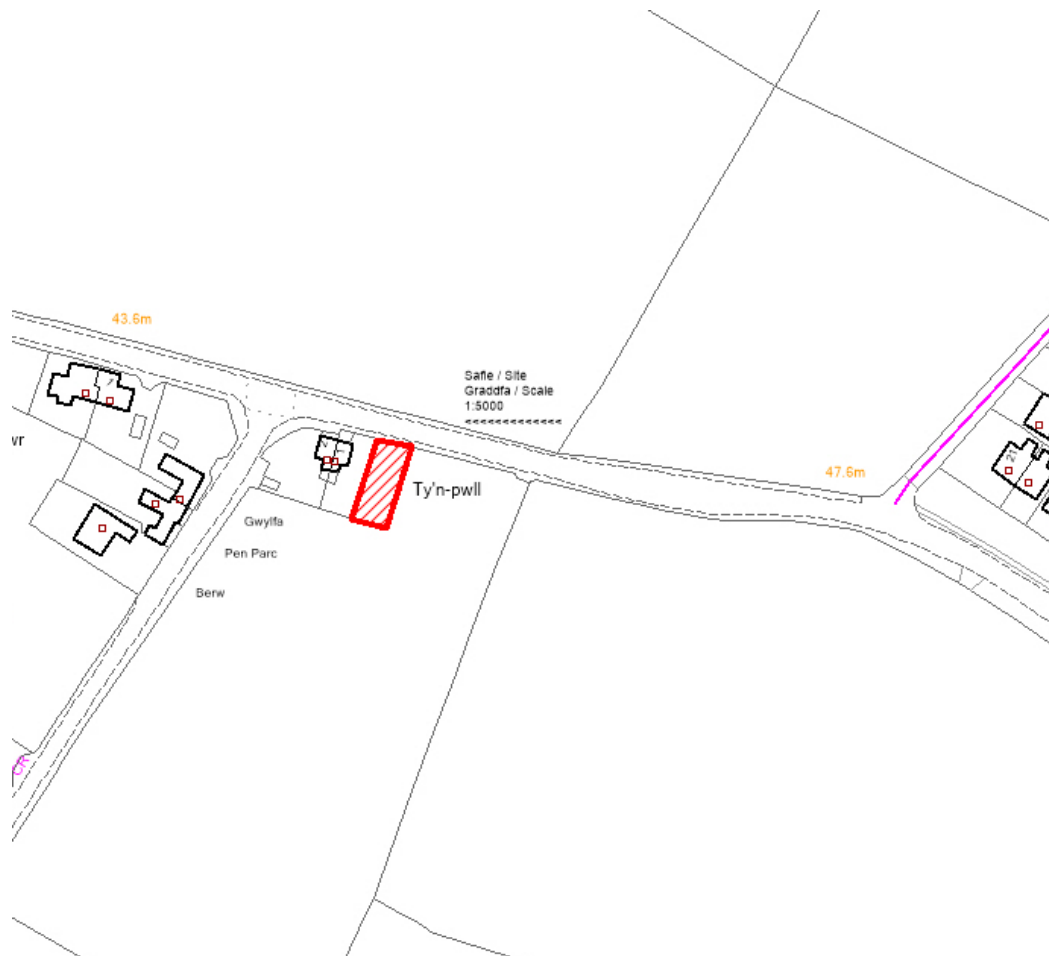
Rhif y Cais: **34C700** Application Number

Ymgeisydd Applicant

Mr James Roberts

Cais llawn i godi annedd fforddiadwy ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of an affordable dwelling together with the installation of a package treatment plant on land adjacent to

1 Tyn Pwll, Rhostrehwfa



Planning Committee: 04/01/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is a departure from the Ynys Mon Local Plan and Stopped Unitary Development Plan which we are minded to approve.

1. Proposal and Site

The application is a full application for the erection of an affordable dwelling together with the installation of a package treatment plant on land adjacent to 1 Tyn Pwll, Rhostrehwfa.

2. Key Issue(s)

The key issue is whether the applicant is in affordable need and whether the application complies with the Draft Interim Planning Policy: Housing in Rural Clusters adopted by the Isle of Anglesey County Council on December, 2011.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 - Housing Development Criteria

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A6 – Housing in the Countryside

Policy D4 – Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP6 – Dwellings in the Open Countryside

4. Response to Consultation and Publicity

Community Council – Approval Recommended

Local Member (Nicola Roberts) – No response at the time of writing the report

Local Member (Dylan Rees) – No response at the time of writing the report

Local Member (Bob Parry) – No response at the time of writing the report

Welsh Water – Conditional Approval

Drainage - Comments

Highways Department – Conditional Approval

Affordable Housing Officer – Supports the application and confirmed that the applicant is in affordable need.

Site notices was placed near the site. The expiry date for receiving representations was the 10/8/16. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application site is located within a small cluster in an open countryside location and outside any settlement boundaries of the Ynys Mon Local Plan and Stopped Unitary Development Plan.

In December 2011 the council adopted a Draft Interim Planning Policy: Housing in Rural Clusters which was to ensure that the Local Planning Authority maintains a 5 year housing land supply until the Joint Local Development Plan for Ynys Mon and Gwynedd is adopted. Current Housing Policies in the development plan as well as the Stopped Unitary Development Plan will still be given weight as a material consideration in dealing with current applications. The interim policy applies to applications for single affordable housing within the named clusters. The policy is a material consideration and the weight attached when dealing with appropriate applications will depend upon other material considerations that may be applicable in each individual case.

The interim policy promotes new housing that will contribute to meeting recognised local need for affordable housing. The additional policy can supplement, in a small way, the current planning policy framework that would enable the Council to meet the statutory requirements to provide a continuous five year supply of land for new housing.

The Draft interim Planning Policy PT2: New Housing in Rural Clusters states:-

- Local community need for an affordable dwelling has been proven.
- The site is located between or adjacent to existing buildings that are shaded on the maps included in the Interim Policy document.
- The dwelling will need to successfully blend in with the pattern of surrounding development in terms of its design, plot size, layout of the plot, its construction materials and any relevant design guides.
- The size of the property is appropriate to the affordable housing needs of the applicant.
- The impact on the landscape is minimised by utilizing and retaining natural features and any other boundary features present on the application site.

The application complies with all criteria listed in the above policy. The affordable housing officer of the council has confirmed that the application is in affordable need, the site is located adjacent existing buildings as shown on the maps within the interim policy document. The design of the dwelling fits in with the existing pattern of development and not considered to have a negative impact on the area. It is also considered that the size of a dwelling is appropriate to an affordable dwelling.

The number of dwellings granted within the first five years of operating the policy will be restricted to two dwellings per cluster in order to minimise the impact on the very smallest groups and to prevent the possibility of coalescence with nearby clusters or settlements.

A Section 106 legal agreement will be attached to any dwelling granted planning permission restricting occupancy to those people who qualify as being local and are in need of affordable housing. There will also be a condition attached to any permission to manage residential permitted development rights to prevent the construction of an extension that would impact detrimentally on the future occupancy of the property by people who qualify as being local and in need of affordable housing.

Qualifying local person – As the policy is intended to facilitate new dwellings to meet a more localised housing need in areas where open market dwellings would not normally be allowed, the people who qualify as being local must fit into one of the following categories:-

- Lived in the Community Council area of the application site or an adjoining Community Council area for a continuous period of five years or more immediately before submitting the application/occupying the property in question, or for a continuous period of five years or more at some time in the past.
- A suitably qualified local person, who intends to occupy the dwelling, must be in need of an affordable dwelling and is unable to obtain an existing dwelling within 1km of their preferred location on the open market because there are no affordable properties available within that radius.

An affordability assessment has been undertaken by the Council's Affordable Housing Officer and they have confirmed that the applicant is in need for an affordable dwelling.

The design of the dwelling is appropriate to the setting and is sited immediately adjacent to a shaded property as indicated in the draft interim policy map. The dwelling has a footprint of 53.2 square metres and is considered of an affordable type. A permitted development restriction will be placed on the permission in order to manage permitted development rights to ensure a dwelling is not extended unduly which in turn could push up the price possibly beyond a comparable affordable value.

The policy states that clusters are limited to two dwellings per cluster for the first five operational years of the policy. No further dwellings have been approved in the Cae Garw cluster since its adoption.

Siting, Design, External Appearance and Landscaping and Amenity Considerations

Policy 1, 42 and 48 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales Edition 9 and Technical Advice Note 12 (Wales): Design, Supplementary Planning Guidance A Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Unitary Development Plan are material in respect of siting, design and external appearance and landscaping and the development is considered to accord with these policy provisions.

It is not considered that the proposals will unacceptably affect the residential amenities of adjacent residential properties by virtue of overlooking, unacceptably affect the outlook or overshadow adjacent residential properties.

Highways and Parking

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway's Section of the council are satisfied with the submitted details with appropriate worded conditions.

7. Conclusion

An affordability assessment has been undertaken by the Council's Affordable Housing Officer and they have confirmed that the applicant is in need for an affordable dwelling.

The application also complies with interim planning policy PT2: New Housing in Rural Clusters.

8. Recommendation

To **permit** the application subject to conditions and the signing of a S106 agreement requiring the dwelling to be affordable.

(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 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 interest of Highway Safety.

(03) 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 interest of highway safety.

(04) 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 with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: In the interest of highway safety.

(05) 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 interest of highway safety.

(06) A 1.8 metre wide pedestrian footway shall be constructed along the frontage of the site adjacent the public highway. The footway shall be completed in to the full satisfaction of the Local Planning Authority before the use hereby approved commences.

Reason: In the interest of highway safety.

(07) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- 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 works shall be carried out strictly in accordance with the approved details.

It is a requirement under law to serve an abnormal loads notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic" to recover compensation for any damage done to the public highway as a result of this development.

Reason: In the interest of highway safety.

(08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking 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.

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

Reason: To ensure that the development is in the interests of amenity

(10) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 34C700.

Location Plan	163/01	14/07/16
Proposed Floor Plan	163/02	14/07/16
Proposed Block Plan	163/05 Rev B	04/08/16
Proposed Elevations	163/03	14/07/16
Visibility Splay Plan	163/07	06/09/16

Reason: For the avoidance of doubt.

In addition, the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Interim Planning Policy: Housing in Rural Clusters Adopted December 2011

Technical Advice Note 12: Design

Planning Policy Wales 9th Edition

Rhif y Cais: **35C262C** Application Number

Ymgeisydd Applicant

Mr Phil Jones

Cais llawn i godi annedd a modurdy arwahan ar dir ger / Full application for the erection of a dwelling and detached garage on land adjacent to

Tyn Pwll, Llangoed



Planning Committee: 04/01/2017

Report of Head of Planning Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is a departure from the Ynys Mon Local Plan and Stopped Unitary Development Plan which we are minded to approve.

1. Proposal and Site

The application is a full application for the erection of a dwelling at Tyn Pwll, Llangoed.

2. Key Issue(s)

The key issue is whether the principle of a dwelling can be supported and is the design acceptable in this location.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 Housing Development Criteria

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A6 – Housing in the Countryside

Policy A2 – Scale and Phasing of Housing

Policy D4 - Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP6 – Dwellings in the Open Countryside

4. Response to Consultation and Publicity

Community Council – No response at the time of writing the report

Local Member (Lewis Davies) – No response at the time of writing the report

Local Member (Carwyn Jones) – No response at the time of writing the report

Local Member (Alwyn Rowlands) – No response at the time of writing the report

Welsh Water – Conditional Approval

Natural Resources Wales – No objection

Highways Department – No response at the time of writing the report.

Drainage Department - Comments

Site notices was placed near the site. The expiry date for receiving representations was the 09/12/16. At the time of writing the report no letters were received.

5. Relevant Planning History

35C262 - Outline application for the erection of a dwelling – 9/10/07 Granted

35C262A - Erection of a new dwelling together with the construction of a new vehicular access – 1/7/08 – Granted

35C262B - Full application for the erection of a dwelling, installation of a package treatment plant together with the construction of a new vehicular access – 8/3/12 – Granted

6. Main Planning Considerations

The principle of a dwelling has been established with the granting of permission albeit contrary to the recommendation made by Officers.

With this in mind, what must be determined here is whether the design of the dwelling is acceptable in terms of differences between it and that approved under reference 35C262B.

The differences being a different design, height and footprint to that originally approved. The original dwelling was 6.6metres high, with the new dwelling 7.7metres high. The footprint of the original dwelling was 239.80 metres square; however, the new dwelling has a footprint of 126.4 square metres.

Siting, Design, External Appearance and Landscaping and Amenity Considerations

Policy 1, 42 and 48 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales Edition 9 and Technical Advice Note 12 (Wales): Design, Supplementary Planning Guidance A Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Unitary Development Plan are material in respect of siting, design and external appearance and landscaping and the development is considered to accord with these policy provisions.

It is not considered that the proposals will unacceptably affect the residential amenities of adjacent residential properties by virtue of overlooking, unacceptably affect the outlook or overshadow adjacent residential properties because of the distance and orientation of the proposal from existing properties.

Highways and Parking

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway's Section of the council are satisfied with the submitted details.

7. Conclusion

The proposal, bearing in mind that there is an extant permission on the site is considered acceptable.

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) 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 interest of highway safety.

(03) 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 interest of highway safety.

(04) 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 interest of highway safety.

(05) The access shall be completed with an asphaltic or concrete surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed in working order before the use hereby permitted is commenced.

Reason: In the interest of highway safety.

(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

Reason: In the interest of highway safety.

(07) 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 interest of highway safety.

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

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

(09) 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.

(10) 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.

(11) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking 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.

(13) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 35C262C.

Proposed Images	A.00.4	11.11.16
Site Layout	A.00.3	11.11.16
Proposed Floorplans	A.00.1	11.11.16
Site Location	A.00.SITE	11.11.16
Proposed Garage	A.00.2	11.11.16

Reason: For the avoidance of doubt.

In addition, the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Technical Advice Note 12: Design

Planning Policy Wales 9th Edition