

12.1

Gweddill y Ceisiadau

Remainder Applications

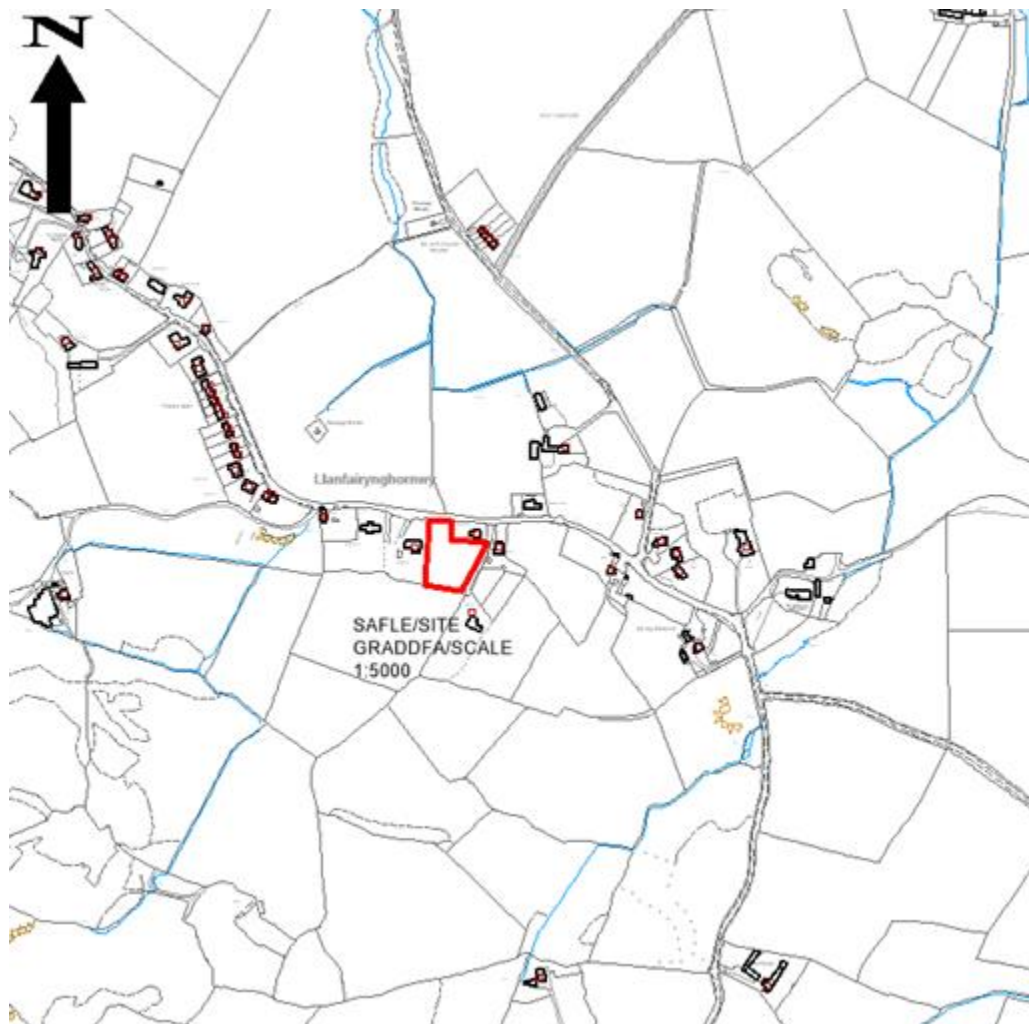
Rhif y Cais: **18C225B** Application Number

Ymgeisydd Applicant

B & E Pritchard

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

Bron Castell, Llanfairynghornwy



Planning Committee: 01/03/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The application site is situated in an elevated position on the outskirts of the settlement of Llanfairynghornwy and lies within the designated Area of Outstanding Natural Beauty. A public footpath runs along the eastern and southern boundaries of the site. The site is afforded access off the Class III highway.

The application is a full application for the erection of a two storey dwelling and detached garage together with the construction of a new vehicular access and the installation of a package treatment plant.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies, the affect of the development on neighbouring properties and on the locality which is designated as an Area of Outstanding Natural Beauty and whether the development will affect road safety.

3. Main Policies

Gwynedd Structure Plan

Policy D1 - Landscape
Policy D4 – Location, Siting and Design
Policy D29 – Design

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 30 – Landscape
Policy 32 - Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlement

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP5 – Countryside Hamlets and Clusters
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN14 – Tree Preservation Orders and Hedgerows
Policy EN16 – Landscape features of major importance for flora and fauna

Deposit Joint Local Development Plan

Policy TAI18 – Housing in Clusters
Strategic Policy PS15 – Settlement Strategy

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 objection

Local Member Cllr LI M Huws – Call-in and requested a site visit

Local Member Cllr J Griffith – No response to date

Local Member Cllr K P Hughes – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Details are acceptable.

Natural Resource Wales – Comments

Welsh Water – No comments

Response from members of the public

The proposal was advertised through the posting of a notice on site and the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 8th February 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

18C225 - Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy – Refused 07/10/2016

18C215A/SCR – Screening opinion application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy - EIA not required 30/09/2016

18C225C/SCR - Screening opinion for the erection of a dwelling, the creation of an access together with the installation of a package treatment plan on land adjacent to Bron Castell, Llanfairynghornwy. – EIA not required 06/01/2017

6. Main Planning Considerations

Policy Context – Llanfairynghornwy is defined as a Listed Settlement under policy 50 of the Ynys Mon Local Plan and as a Countryside Hamlets and Cluster under Policy HP5 of the stopped Unitary Development Plan. Policy 50 supports residential developments that lie within or form 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.

Policy HP5 of the stopped Unitary Development Plan is a similar criteria based policy. In order to assist with the determining of planning applications an indicative frame has been created in order to identify the location of the settlement. However, this frame is not a development boundary and any application will have to satisfy the criteria listed within the policy. Policy HP5 supports applications for single dwellings on infill sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlets 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.

The built up form of the village lies to the west of the application site and therefore this site is not considered as an acceptable infill development or an acceptable extension to the village.

Llanfairynghornwy had been identified as a Cluster under Policy TAI18 of the draft JLDP. The Council has recently published a Matters Arising Changes Notice which includes a change to Policy TAI18 and the removal of certain clusters, including Llanfairynghornwy from those identified under the Policy as well as removing a limit on numbers during the plan period (Action point S3 / PG6). The proposed changes is now subject to further public consultation and examination before the Plan is adopted. Although material, given the changes proposed and further public consultation, little weight can be placed on Policy TAI18 at this juncture.

Effect on neighbouring properties – There is a distance of 30 metres between the proposed dwelling and neighboring property known as Bron Castell and 16.5 metres between the proposed garage and Bron Castell. Due to the distances between the existing and proposed dwellings it is not considered that the proposal will have a detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring property.

There is a distance of 13.5 metres between the side elevation of the proposed unit and the existing property known as Cae Gwyrdd. Cae Gwyrdd has openings within the side elevation and the proposed dwelling has openings in the staircase, wc and utility room. Due to the distances between the existing and proposed dwelling and the proposed use of the rooms where the openings are located it is not considered that the erection of a dwelling in this location will harm the amenities currently enjoyed by the occupants of the neighbouring property.

Effect on surrounding area - The application site is located within a prominent and elevated position within the Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

Policy 30 of the Ynys Mon Local Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the protection and enhancement of the landscape when considering planning applications. Policy EN2 of the stopped Unitary Development Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the conservation and enhancement of the landscape. The acceptability of development proposals will be evaluated in terms of

- i) Intrusive impact on the landscape character and visual qualities of designated areas and,
- ii) The effectiveness of any mitigation measures that are proposed and,
- iii) The necessity of the development and the availability of alternative locations outside the designated area.

The proposal is a full application for the erection of a large two storey dwelling with a ridge height of 9.1 metres, and a length of 16.7 metres and width of 13.6 metres. The ridge height of the proposed dwelling will be 13.8 metres above the level of the adjoining highway. Therefore the erection of a dwelling of this scale and in this location will have a detrimental visual impact on the surrounding landscape.

The boundary of the site with the adjoining highway is formed of a stone wall and hedge and in order to provide the necessary visibility splay the planting and wall height will need to be reduced to 1 metre high. At present, due to the landscaping on both sides of the highway the site is similar to what is found down country lanes and the removal of the stone wall and hedge will have an urbanising effect on the surrounding area.

Both sides of the hedge's location have been removed as part of neighbouring developments with poor boundary treatment a feature of both sides. The removal of this section of hedging in order to provide a 2.4 x 43 m visibility splay will have further adverse visual effect.

Policy 32 of the Ynys Mon Local Plan states that the Council will refuse application which result I the loss of trees, hedgerows, stone walls, 'cloddiau' and other traditional features unless acceptable proposals are included for their replacement. Policy EN14 of the stopped Unitary Development Plan states that hedgerows will be protected from inappropriate developments.

It is considered that the removal of the stone wall and hedgerow along the front boundary of the site, adjoining the highway, will have a detrimental impact on the character of the landscape and of the designated Area of Outstanding Natural Beauty.

Whilst it is acknowledged that there are properties located on both sides of the application site these differ to the current application by way of the dwelling to the east of the application site (Bron Castell) which is a two storey dwelling lies immediately fronting the highway. The dwelling to the west of the application (Cae Gwyrdd) is situated along the same building line as the proposed dwelling and lies in an elevated position similar to the proposed dwelling however the existing dwelling is of a single storey construction.

Due to the position, scale and loss of boundary treatment I conclude that the proposal would be harmful to the character and appearance of the area and would not be in accord with the relevant Policy 1, 30, 32 and 50 of the Ynys Mon Local Plan.

Highway Safety – The Highway Authority have raised no objection to the proposal subject to the inclusion of standard highway conditions.

7. Conclusion

The proposal cannot be supported as the development would extend beyond the built form of the settlement and is not an acceptable infill or edge of settlement development. Due to the scale of the proposal and its elevated position the erection of a dwelling in this location would constitute a harmful visual intrusion into the landscape which is designated as an Area of Outstanding Natural Beauty under Policy 30 of the Ynys Mon Local Plan and policy EN2 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 in Planning Policy Wales.

8. Recommendation

Refuse

(01) The Local Planning Authority considers that the proposal would extend the built form into the open countryside and due to its scale and position would result in a harmful visual intrusion into the landscape which is designated as an Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policy A2, A3, D1, D4 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 32, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN2, EN14, EN16 and HP5 of the Stopped Unitary Development Plan and the guidance contained within Planning Policy Wales (9th Edition).

12.2

Gweddill y Ceisiadau

Remainder Applications

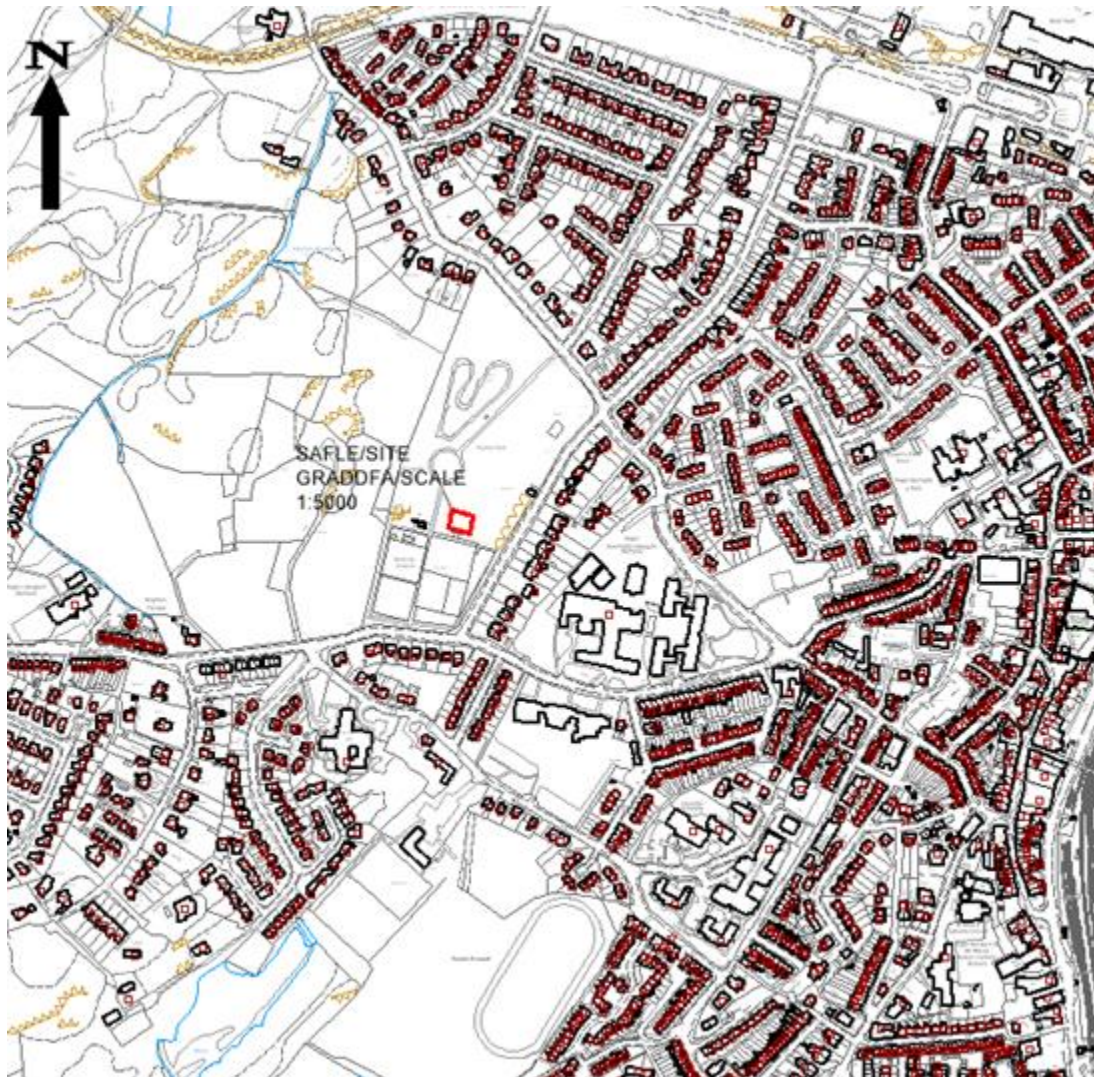
Rhif y Cais: **19C1198** Application Number

Ymgeisydd Applicant

Holyhead Town Council

Cais llawn i newid defnydd adeilad o pafiliwn i gaffi yn / Full application for change of use of building from a pavilion into a café at

Pafiliwn Parc Caergybi/Holyhead Park Pavilion, Caergybi/Holyhead



Planning Committee: 01/03/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The Holyhead park is centrally located in the town and the pavilion building is centrally located in the park, separating the formal recreation areas such as the bowling green and tennis courts / skate park from the informal green space.

The application as made is to change the use of the pavilion into a café with external seating areas included on the terrace.

2. Key Issue(s)

Design, amenity and ecology impacts.

3. Main Policies

Gwynedd Structure Plan

Policy B1 – Employment Generating Developments

Policy CH1 – Recreation and Tourist Development

Policy CH11 – All-Weather Facilities

Policy D10 – Flora and Fauna

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 14 – Recreation and Community Facilities

Policy 35 – Nature Conservation

Unitary Development Plan

Policy EN4 – Biodiversity

Policy CC1 – Community Facilities

Joint Local Development Plan

Policy TWR1 – Visitor Attractions and Facilities

Policy ISA2 – Community Facilities

Policy AMG 4 - Local Biodiversity Conservation

Planning Policy Wales Edition 9

TAN 5 : Nature Conservation and Planning

TAN 12 : Design

4. Response to Consultation and Publicity

Town Council – The Town Council is the applicant and has therefore declined to comment on the application

Cllr R LI Jones - Fully support the application for the park at Holyhead to be upgraded

Cllr J A Roberts - No objection to the proposed application as I fully support the efforts of the Town Council to enhance the area for the residents of Holyhead and Anglesey.

Cllr R Jones – No response to consultation at the time of writing

Environmental Health – No response to consultation at the time of writing

Ecological Advisor – No response to consultation at the time of writing

Natural Resources Wales – No response to consultation at the time of writing

No response had been received at the time of writing as a result of the publicity undertaken.

5. Relevant Planning History

19LPA509/DC Replacement pavilion – no objection

19LPA509A Lighting to tennis courts – no objection

6. Main Planning Considerations

Principle of the Development: The Holyhead park is centrally located in the town and amongst its facilities is the pavilion building which has been used as changing rooms and a store. The application, as part of a wider project to upgrade facilities at the park, is for the change of use of the pavilion, together with some alterations to its fabric and surrounding terrace, to create a café facility. The proposal has been developed in response to wide ranging public consultation exercise and is being advanced by the Holyhead Town Council which has taken over the running of the facility from this Council. One part time staff member is currently employed but the scheme is anticipated to create an additional 2 part time posts.

Policies in both the Gwynedd Structure Plan and Ynys Mon Local Plan support community recreation facilities within development boundaries. The site is already in use for recreational purposes and its change of use to a café will add an additional dimension to the facilities available at the park and extend its use during inclement weather.

The Stopped UDP, which is a material consideration carrying significant weight, also contains a policy supporting the creation of community facilities.

Also material to the application are policies contained within the Joint Local Development Plan. The Plan is currently at a consultation phase in relation to Matters Arising Changes and is not yet an adopted document. Policy TWR 1 and Policy ISA2 are material as they deal with visitor attractions and facilities and with community facilities.

Policy TWR 1 in relation to Visitor Attractions and Facilities (as amended in the Matters Arising Changes document currently out to public consultation) states:

TWR 1: Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

All proposals will be required to comply with all the following criteria:

5. The scale, type and character of the proposed development is appropriate for its urban/rural setting;
6. The proposed development is of high quality in terms of design, layout and appearance;
7. The proposed development will support and extend the range of facilities within the Plan area;
8. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Where appropriate, the development can be accessed by various modes of transport, especially sustainable modes of transport, such as walking, cycling and public transport.

Policy ISA 2 is not subject to Matters Arising Changes and states:

POLICY ISA 2: COMMUNITY FACILITIES

The Plan will help sustain and enhance community facilities by:

1. Granting the development of new community facilities, provided that:

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
 - ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
 - iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
 - iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement.
- v. the proposal is easily accessible by foot, cycle and public transport

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

The JLDP policies contain criteria against which such developments will be assessed which are different to the development plan criteria for example, placing greater emphasis on sustainability. The scheme as presented in the application is compatible with extant and emerging policies.

Amenity: The pavilion is centrally located in the park and although on an elevated site and visible from properties on New Park Road and South Stack Road, there are trees intervening on the latter view and the distance and proposed use is such that it is not anticipated that unacceptable amenity impacts will occur. In particular, the proposed opening hours of 10.00am to 5.00pm every day will reduce any potential impacts.

Ecological Impacts: A protected species report has been undertaken which indicates that no bats are present in the building. It is not anticipated that any unacceptable ecological impacts will occur but a precautionary approach to development works is advised.

7. Conclusion

The scheme will enhance the recreational and tourist offer at the park and will provide extended use of the site during inclement weather.
It is not anticipated that ecological impacts will occur.

8. Recommendation

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

(01) The development to which this permission relates shall be begun not later than 5 years from the date of this permission.

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

(02) The café shall only open to customers between 10.00am and 5.00pm.

Reason: In the interests of amenity.

(03) The development shall take place in accordance with the following documents and plans:

Holyhead ark Pavilion Design and Access Statement.

S001 Location Plan

P002 Proposed Building Plans and Elevations

P003 Proposed General Landscape Arrangement Plan

Reason: To define the scope of this permission.

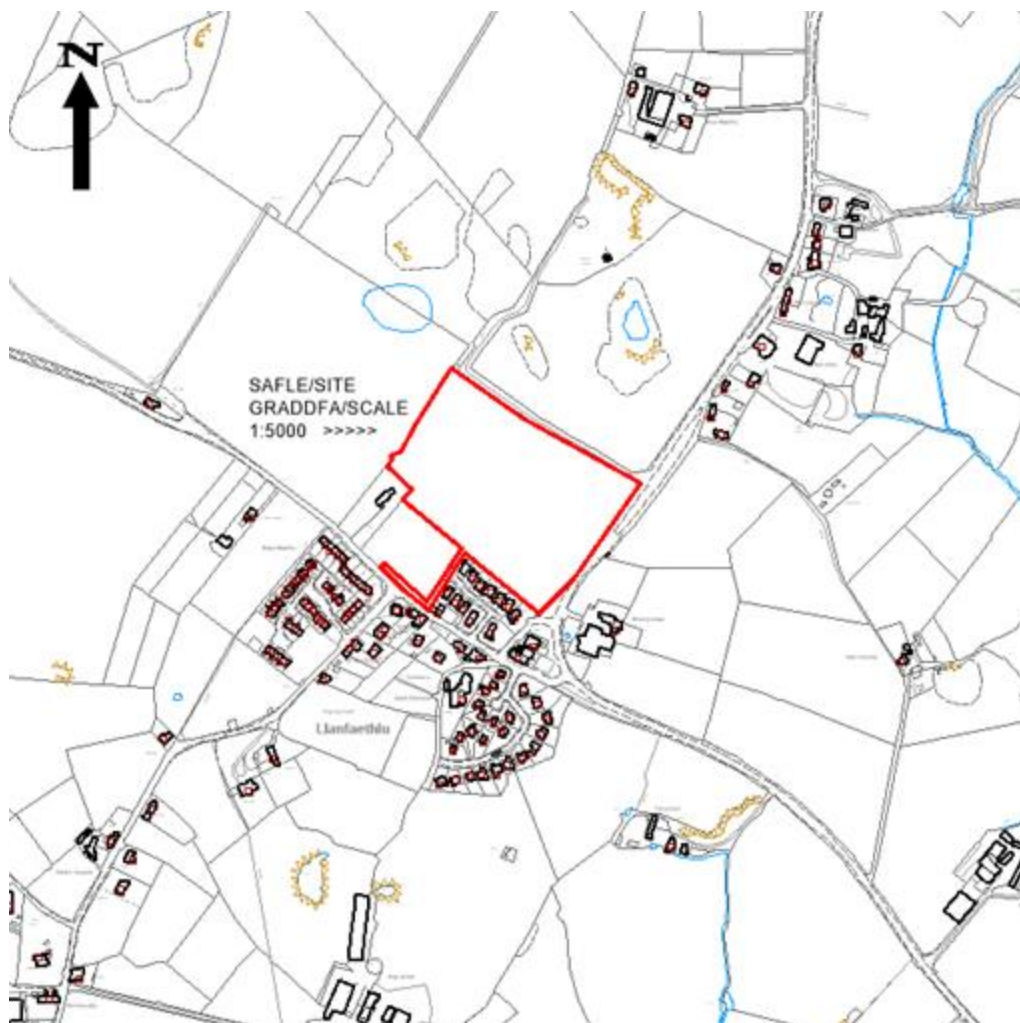
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **29LPA1008F/CC/VAR** Application Number

Ymgeisydd Applicant

Head of Service (Lifelong Learning)

Cais o dan Adran 73 i ddiwygio amod (10) o ganiatâd cynllunio rhif 29LPA1008A/CC (codi ysgol gynradd newydd) er mwyn caniatáu rhywfaint o oleini i lifo o'r safle dros y ffinau yn / Application under Section 73 for the variation of condition (10) of planning permission reference 29LPA1008A/CC (erection of a new primary school) so as to allow some light from the site to spill over its boundary at

Ysgol Rhyd y Llan, Llanfaethlu

Planning Committee: 01/03/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is located to the north of the village of Llanfaethlu, abutting its development boundary as delineated under the stopped Unitary Development Plan. Vehicular access to the site is proposed off the A5025 whilst a pedestrian access is proposed opposite Maes Maethlu. St Maethlu's Church is located to the south west of the site but on a higher elevation overlooking the proposal.

Planning permission was granted subject to conditions in 2015 for the development of a new primary school under the Council's Schools Modernisation Programme. The application as now made seeks a variation of one of those conditions – condition 10 which sought to ensure that any artificial lights on the site were directed to the site and did not overspill onto adjoining property, imposed to safeguard existing residential amenities. It has not been possible to design a lighting scheme which meets required safety standards without some overspill illumination.

2. Key Issue(s)

Impact of the development on the designated landscape, historic assets and residential amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 14- Recreation and community facilities
Policy 17 – Recreation and community facilities
Policy 30 – Landscape
Policy 32 – Landscape
Policy 34 - Nature conservation
Policy 35 – Nature conservation
Policy 41 – Conservation of buildings
Policy 42 – Design

Gwynedd Structure Plan

Policy D1- AONB
Policy D4 - Location, siting and design
Policy D10 – Flora and fauna
Policy D22 – Listed buildings
Policy D32 - Landscaping
Policy F7 – Community use of schools

Stopped Unitary Development Plan

Policy GP1 – Development control guidance
Policy GP2 – Design
Policy EN2 – AONB
Policy EN4 – Biodiversity
Policy EN 13 – Conservation of buildings
Policy SG6 – Surface water run-off

Planning Policy Wales – Edition 7

TAN 5 – Nature Conservation and Planning
TAN 6 – Planning for Sustainable Rural Communities
TAN 12 – Design
TAN 18 – Transport
TAN 23 – Economic Development

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – no objection

Cllr J Griffith – no response at the time of writing

Cllr K Hughes – no response at the time of writing

Cllr LI Huws – no response at the time of writing

Built Environment and Landscape Section – I don't believe the proposed footpath lighting will have any adverse impact on the setting of the listed church due to the distance as well as the low proposed light levels set against the existing light levels of the street lighting and the Bryn Llwyd Estate street lighting. From a built conservation perspective I am satisfied that the applicants have given the matter careful consideration and as such I am supportive of the application.

Environmental Health Officer – The information provided in the accompanying statement submitted by the Architectural Services Manager, indicates that the calculated overspill lighting from the proposed footpath, lighting will be 2 lux. This value appears to satisfy the design guidance of the Institution of Lighting Professionals for obtrusive light limitations for external lighting Installations, (light intrusion through windows) for the Environmental Zone E2 –rural low district brightness.

Notwithstanding this, you may wish to include an appropriate lighting curfew for the path to restrict lighting operation to School hours or for the duration of special events at the school where access is required during the hours of darkness school.

As a result of the publicity undertaken, 1 letter of objection was received from the occupier of 9 Bryn Llwyd Estate, which stated as follows:

I object to any unnecessary flooding of light within this area of outstanding natural beauty and towards and over my property of an evening.

I propose that every effort is made to utilise modern (21st century) technology and that :-

- 1) timers are installed to shut off lighting from the side pathway when it will not be in use and the pathway is closed.
- 2) security lighting within the ysgol complex is minimised and the use of infrared cctv is deployed in areas that would formerly have required lighting for cctv and such security purposes.

5. Relevant Planning History

29LPA1008/SCR/CC - Screening opinion for the erection of a new primary school. EIA not required.

29LPA1008A/CC - Full application for the erection of a new primary school together with the creation of a new pedestrian access near Bryn Llwyd Estate and a new vehicular access onto the A5025. Approved 19/10/2015

29LPA1008B/DIS/CC - Application to discharge conditions (02), (03), (04) (foul water, surface water and drainage run-off), (06) (Traffic Management Plan), (07) (design and construction details

of public footways), (08) (landscaping scheme), (09) (details of the external finishing materials), (11) (programme of archaeological work), (12) (scheme of reasonable avoidance measures in relation to great crested newts) and (13) (scheme of traffic calming measures on the A5025) of planning permission 29LPA1008A\CC (full application for the erection of a new primary school). Discharged 11/05/2016

29C1008C/CC/MIN - Minor amendments to scheme previously approved under planning permission 29LPA1008A/CC so as to decrease the scale of the building. Granted 14/3/2016

29LPA1008D/DIS/CC - Application to discharge condition (05) (provision and implementation of surface water limitations) of planning permission 29LPA1008A/CC. Discharged 22/08/2016

6. Main Planning Considerations

Principle of the development: The site is located on the edge of the village of Llanfaethlu, abutting its built form. Development plan policies support the creation of community buildings and resources within or on the edge of existing settlements. Permission for the school was approved in 2015 but a condition was imposed on the planning consent that any lighting scheme should be approved by the local planning authority prior to its installation but that any such scheme should be designed such that no light spillage occurred beyond the boundaries of the site.

It has not been possible to design a scheme that meets safety requirements in terms of lighting but which does not present some overspill onto neighbouring land. In particular, residential properties along the external footpath are likely to be affected. However, the lights will only be utilised during the hours of darkness during school term-time when children are arriving in the morning and departing in the evening and periodically when school-based events are taking place e.g. parents' evenings or school concerts. A management plan is proposed to ensure lights are in use only as reasonably required. It is not therefore considered that subject to proper management, the lighting of the site will have an adverse impact on residential amenities.

The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that "Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas."

PPW advises that

"Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect"

And further that

"The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities."

The site is situated alongside the village and a housing estate where street lighting is already present. It is not considered that the use of lighting during early morning and early evening school arrival and departure times, or periodically later in the evening for school-based activities, will have an unacceptable impact on the designated landscape.

The site is on the edge of Carreglwyd Registered Park and Garden and adjacent to St Maethlu's Church area which is a listed building. It is not considered that the proposal will have an unacceptable impact on these features.

7. Conclusion

The principle of the scheme is acceptable in policy terms. The impacts on the designated landscape and cultural heritage are considered acceptable.

8. Recommendation

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

(01) The lighting shall only be operated in accordance with document ED173 Ysgol Rhyd y Llan (Llannau) – Application for Variation of Planning Condition 10 – External Lighting January 2017.

Reason: In the interests of 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.

12.4

Gweddill y Ceisiadau

Remainder Applications

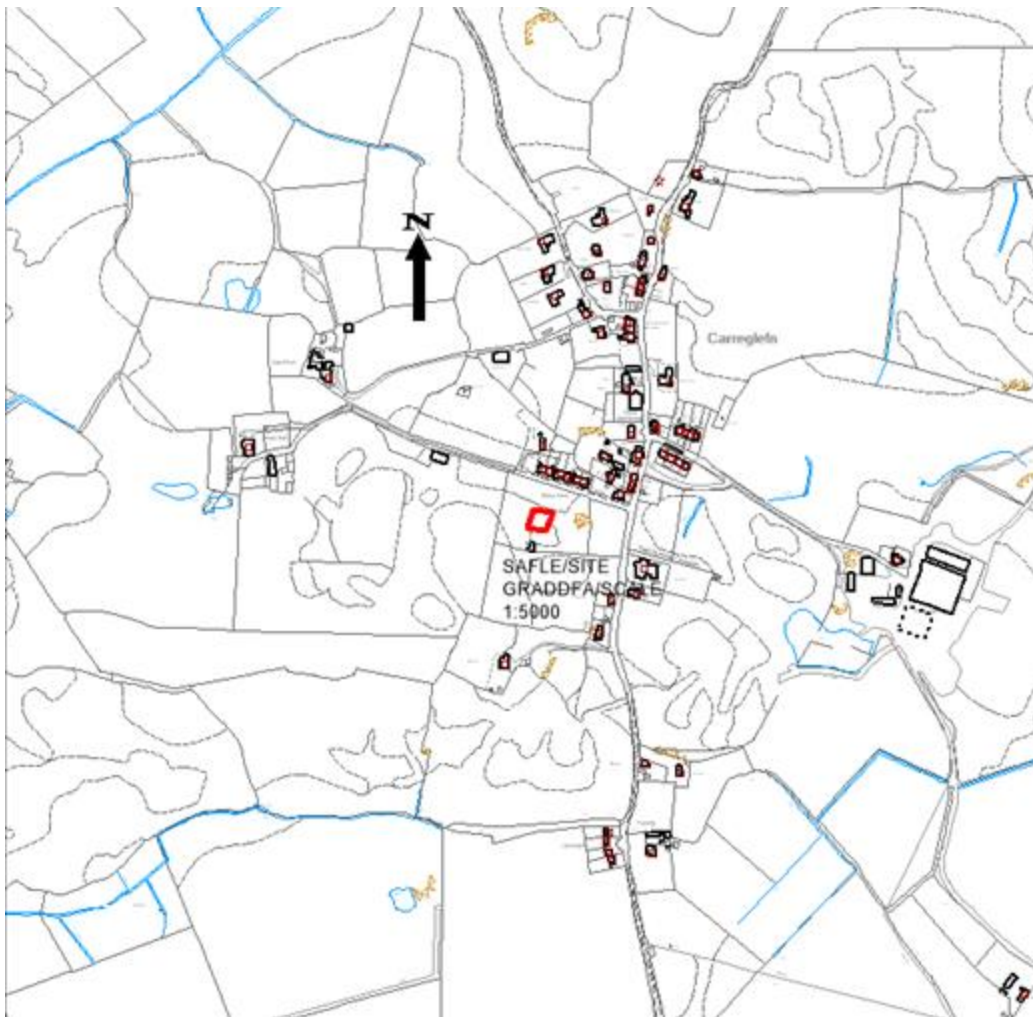
Rhif y Cais: **38C324** Application Number

Ymgeisydd Applicant

Mr Sion Jones

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

Alma Hall, Carreglefn



Planning Committee: 01/03/2017

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.

1. Proposal and Site

The proposal is for Outline planning for the erection of a dwelling with all matters reserved on land at Alma Hall, Carreglefn.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and the emerging Local Development Plan, 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

Policy 53 – Housing in the open countryside

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 HP6 – Dwelling in the Open Countryside

Policy EN1 – Landscape

Deposit Joint Local Development Plan

Policy TAI 17 – Housing in Local, Rural and Coastal Villages

Strategic Policy PS15: Settlement Strategy

4. Response to Consultation and Publicity

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

Local Member (Cllr Ken Hughes) – Requested that the application be presented to the Planning and Orders Committee for consideration.

Local Member (Cllr Llinos Medi Huws) – No response at the time of writing the report

Local Member (Cllr John Griffith) – No response at the time of writing the report

Highways Authority – Conditional Approval

Drainage Section – Standard Comments

Welsh Water – Conditional Approval

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 17th February, 2017. At the time of writing the report 1 letters had been received expressing concern. The main concerns being as follows:-

- The access track should not be blocked
- Sharing of cost of access track maintenance
- Create a precedent for further development

5. Relevant Planning History

None.

6. Main Planning Considerations

Policy

Carreglefn is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a 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.

Policy TAI 17 of the Local Development plan identifies Carreglefn as a coastal Rural Village. The policy states that housing in Carreglefn should only be approved for community need and affordable housing.

Main planning considerations

The application site is not considered to be immediately on the edge of the settlement of Carreglefn. The application site consists of uneven land that would require substantial removal of land. The dwelling will be located on agricultural land with no properties on either side of the proposed plot.

The proposal would be harmful to the character and appearance of the area and would not accord with Policy 50 of the Ynys Mon Local Plan. The erection of a dwelling on this site could also possibly result in future residential development on the land.

The application does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the landscape which would harm the character and amenities of the locality.

The JLDP is a material consideration that can be afforded weight in the determination process at present. The Council will shortly be publishing a Minor Matters Arising Changes Notice which includes a change to Policy TAI17. This will be subject to further public consultation and examination before the Plan is adopted.

Effect on the amenities of adjacent residential properties

It is not considered that the dwelling would have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties due to the distance from existing residential properties.

Highways

The Highways Department has confirmed they are satisfied with the appropriate worded conditions.

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 contrary to Policy 53 of the Ynys Mon Local Plan and Policy HP6 of the Stopped Unitary Development Plan.

8. Recommendation

Refuse

(01) The Local Planning Authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of a rural enterprise; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan, Policy HP6 of the Unitary Development Plan (Stopped 2005) and the advice contained within Planning Policy Wales.

(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 9, 2017).

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

Planning Policy Wales 9th Edition

12.5

Gweddill y Ceisiadau

Remainder Applications

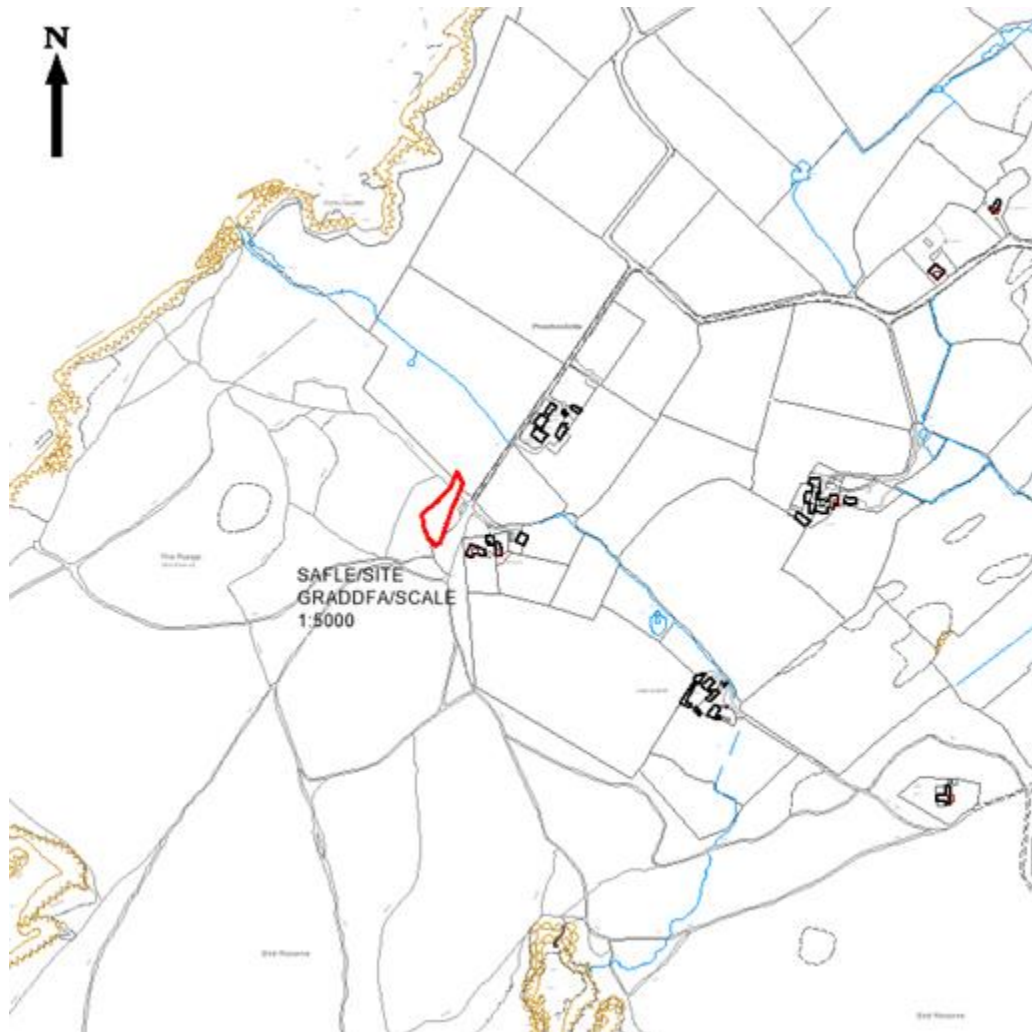
Rhif y Cais: **46C582/AD** Application Number

Ymgeisydd Applicant

RSPB

Cais llawn i godi arwydd gwybodaeth yn / Full application for the erection of an information sign at

Maes Parcio The Range Car Park, Penrhos Feilw, Caergybi/Holyhead



Planning Committee: 01/03/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The application lies at The Range car park in Penrhos Feilw, Holyhead.

The proposal entails the erection of information signage at the end of the existing car park.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of its impact on the AONB and landscape.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 22 – Advertisement

Policy 30 – Landscape

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy SG10 - Advertisement

Anglesey and Gwynedd Joint Local Development Plan – Deposit Plan (2015)

Policy AMG2 – Protecting and enhancing features and qualities that are unique to the local landscape character

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 7 – Advertisement

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – No response received at the time of writing this report

Councillor Dafydd Rhys Thomas - No response received at the time of writing this report

Councillor Jeffery Evans – No response received at the time of writing this report

Town Council – No response received at the time of writing this report

Highways – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 15/02/2017. At the time of writing this report, the department has not received an observation.

5. Relevant Planning History

No planning history

6. Main Planning Considerations

The proposal is for the installation of an information signage at the Range car park.

It will measure 940mm by 690mm with a maximum height of 1.83 metres. The materials of the information panel are acceptable being constructed by oak.

It is not considered that the proposed information signage by reason of its scale and materials would impact on the surrounding landscape or the AONB to such a degree so to warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

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

Drawing number	Date Received	Plan Description
-	16/01/2017	Location plan
-	16/01/2017	Details of the signage

under planning application reference 46C582/AD.

Reason: For the avoidance of doubt.

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic

12.6

Gweddill y Ceisiadau

Remainder Applications

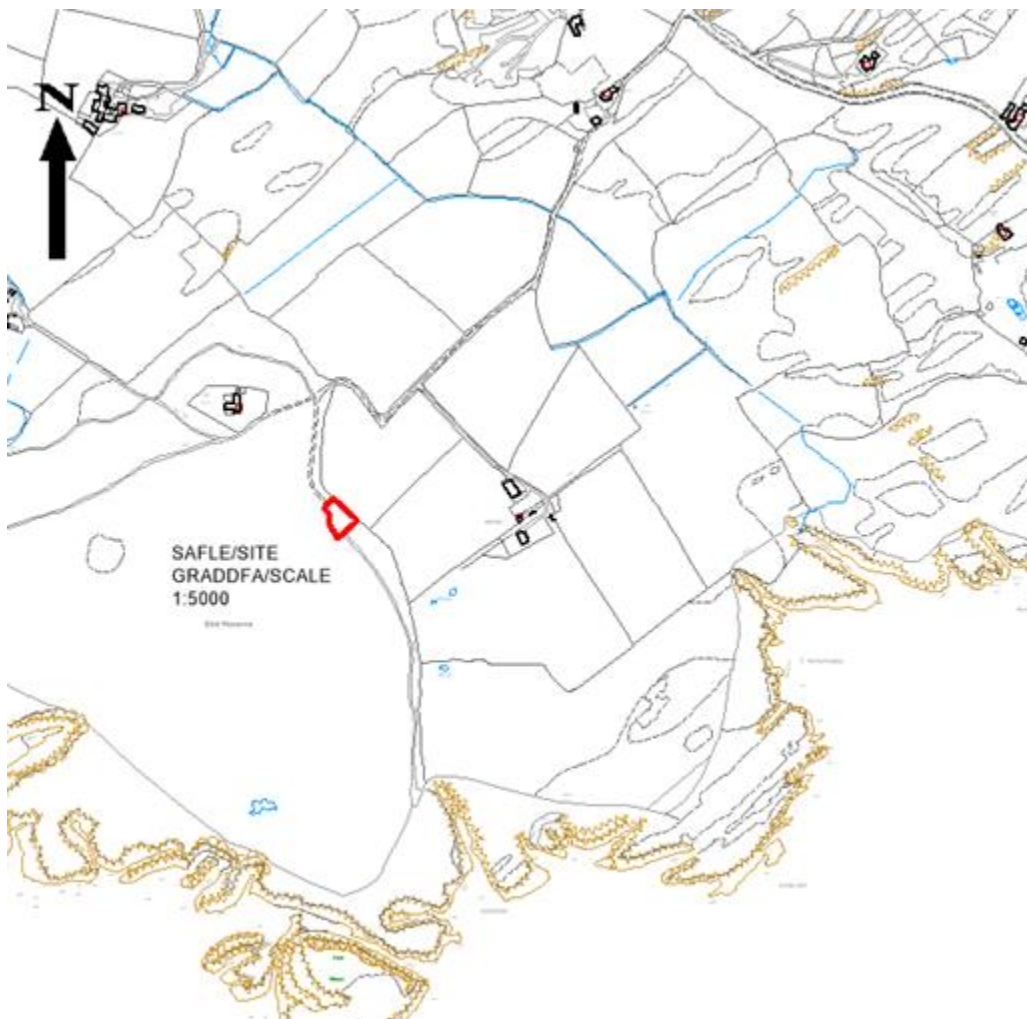
Rhif y Cais: **46C583/AD** Application Number

Ymgeisydd Applicant

RSPB

Cais llawn i godi arwydd gwybodaeth yn / Full application for the erection of an information board at

Maes Parcio Pysgotwyr/Fishermen's Car Park, Penrhos Feilw, Caergybi/Holyhead



Planning Committee: 01/03/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The application lies at the Fisherman car park in Penrhos Feilw, Holyhead.

The proposal entails the erection of information signage at the end of the existing car park.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of its impact on the AONB and landscape.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 22 – Advertisement

Policy 30 – Landscape

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy SG10 - Advertisement

Anglesey and Gwynedd Joint Local Development Plan – Deposit Plan (2015)

Policy AMG2 – Protecting and enhancing features and qualities that are unique to the local landscape character

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 7 – Advertisement

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – No response received at the time of writing this report

Councillor Dafydd Rhys Thomas - No response received at the time of writing this report

Councillor Jeffery Evans – No response received at the time of writing this report

Town Council – No response received at the time of writing this report

Highways – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 15/02/2017. At the time of writing this report, the department has not received and observation.

5. Relevant Planning History

No planning history.

6. Main Planning Considerations

The proposal is for the installation of an information signage at the Fisherman car park.

It will measure 940mm by 690mm with a maximum height of 1.83 metres. The materials of the information panel are acceptable being constructed by oak.

It is not considered that the proposed information signage by reason of its scale and materials would impact on the surrounding landscape or the AONB to such a degree so to warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

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

Drawing number	Date Received	Plan Description
-	16/01/2017	Location plan
-	16/01/2017	Details of the signage

under planning application reference 46C583/AD.

Reason: For the avoidance of doubt.

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

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.

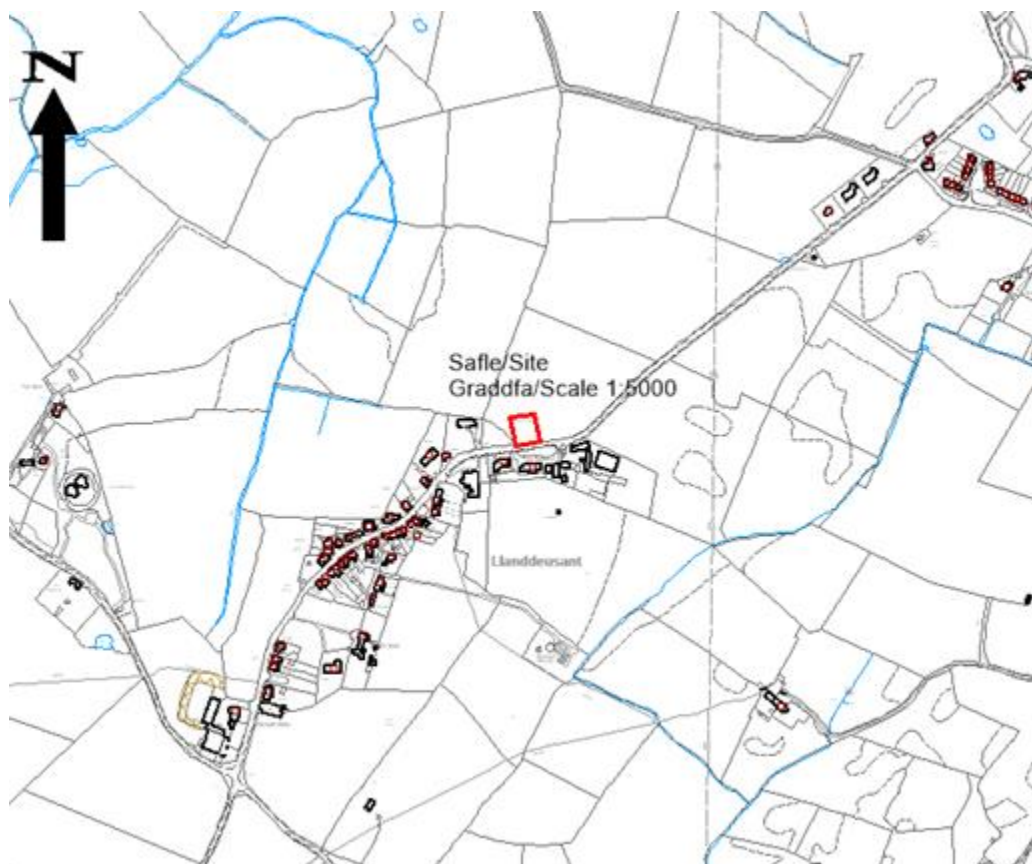
Rhif y Cais: **47C153** Application Number

Ymgeisydd Applicant

Mr Owain Samuel Owen

**Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa a gosod paced trin carthffosiaeth ynghyd a chreu estyniad i'r fynwent presennol ar dir gyferbyn a /
Outline application for the erection of a dwelling with full details of the vehicular access and the installation of a package treatment plant together with the extension of the existing cemetery on land opposite**

Plas Newydd, Llanddeusant



Planning Committee: 01/03/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been call-in by Cllr Llinos Medi for a Committee decision.

1. Proposal and Site

The application is in outline form for the erection of a dwelling with all matters reserved apart from access to the site. As part of the application the applicant offers land to be used for the extension of the adjoin cemetery.

The site lies on the Northern side of Llanddeusant village, to the North of the church and its cemetery. The site comprises a corner plot of a large agricultural field which is within the applicants' family ownership.

2. Key Issue(s)

Compliance with Policy 50 of the Ynys Môn Local Plan, and landscape and visual impact.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Design

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

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

Policy SG4 – Foul Sewage Disposal

Anglesey and Gwynedd Joint Local Development Plan

Policy TAI 18 – Housing in Clusters

Policy PS15 – Settlement Strategy

Planning Policy Wales – 9th Edition, 2016

Technical Advice Note 12 – Design

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

Circular 10/99

4. Response to Consultation and Publicity

Local Member (Cllr Llinos Medi) – Call in

Local Member (John Griffith) – No response to date

Local Member (Kenneth Hughes) – No response to date

Community Council – No response to date

Highways – Recommended conditional approval

Drainage – Should connect to Welsh Water Mains

Welsh Water – Standard comments

GAPS – No comments

Response to publicity – the application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 15/02/2017. At the time of writing, no letters of representations had been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Llanddeusant 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 Unitary Development Plan. The proposed plot is located outside the defined UDP boundary.

Llanddeusant is noted as a cluster identified on inset map 137 in the Deposit Joint Local Development Plan and under Policy TAI18 which supports new affordable housing proposals on infill sites or sites immediately adjoining the cluster, subject to criteria.

The Council has published a Matters Arising Changes Note which includes certain changes to Policy TAI18 and the removal of certain clusters, including Llanddeusant, from those identified under Policy as well as removing a limit on numbers during the plan period. This will be subject to further public consultation and examination before the Plan is adopted. Although material, given the changes proposed and further public consultation, little weight can be placed on Policy TAI18 at this juncture.

Notwithstanding the above, single plot applications within or on the edge of a settlement can be considered acceptable under Policy 50 of the Ynys Môn Local Plan. However the application currently under consideration does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

The proposed plot is located in an open agricultural field and it physically and visually separated from the existing built form by the cemetery and its boundary which is made up of mature trees and walling.

The application site is separated from the adjacent properties by a row of trees. These represent a strong physical boundary and serve to provide a distinctive break between the built-up area of the village and the agricultural field beyond. This boundary feature corresponds with the development boundary for Llanddeusant, as defined in the UDP.

The importance of this physical boundary, coupled with the open nature of the agricultural field beyond, leads one to believe that the application site has a greater affinity with the agricultural field

than the existing built form of the village. This development site would disrupt the general open and unspoilt character of the field and would therefore represent an undesirable intrusion into the wider landscape. Furthermore, the fact that the application site represent a corner of a field, with no physical boundary to mark the end of the settlement, means there would be an inevitable increase in pressure for the whole of the field to be realised for development – as seen under planning reference 47C154.

It is noted that there are properties on the opposite side of the road – these however lies within the settlement boundary and in any event, do not materially affect the character of the field within which the proposal would be sited.

Whilst Policy 50 of the Ynys Môn Local Plan allows for infill development within or on the edge of settlements, it is considered that the residential development on this site would result in the loss of an open rural field. This field contributes significantly to the open character of the locality. The erection of a dwelling on this site could possibly result in future development within the field as clearly shown in the other application submitted.

Non-compliance with Policy 50 (together with non-compliance with Policy HP4 of the Stopped UDP) renders this proposal an application for a new dwelling in a countryside location for which no long term need is known to exist to support a rural enterprise.

Other Matters- the applicant offers land to be used to extend the existing cemetery. This is not essential as part of the application and does not carry material weight in the recommendation made.

7. Conclusion

The proposal does not constitute development which can reasonably be described as being within or adjoining the existing developed part of the settlement. The test for 'adjoining the existing developed part of the settlement' is more complex than merely sharing a contiguous boundary with an existing dwelling on the opposite side. The proposal is physically and visually removed from the settlement and would constitute and undesirable new dwelling in a countryside location.

8. Recommendation

Refuse

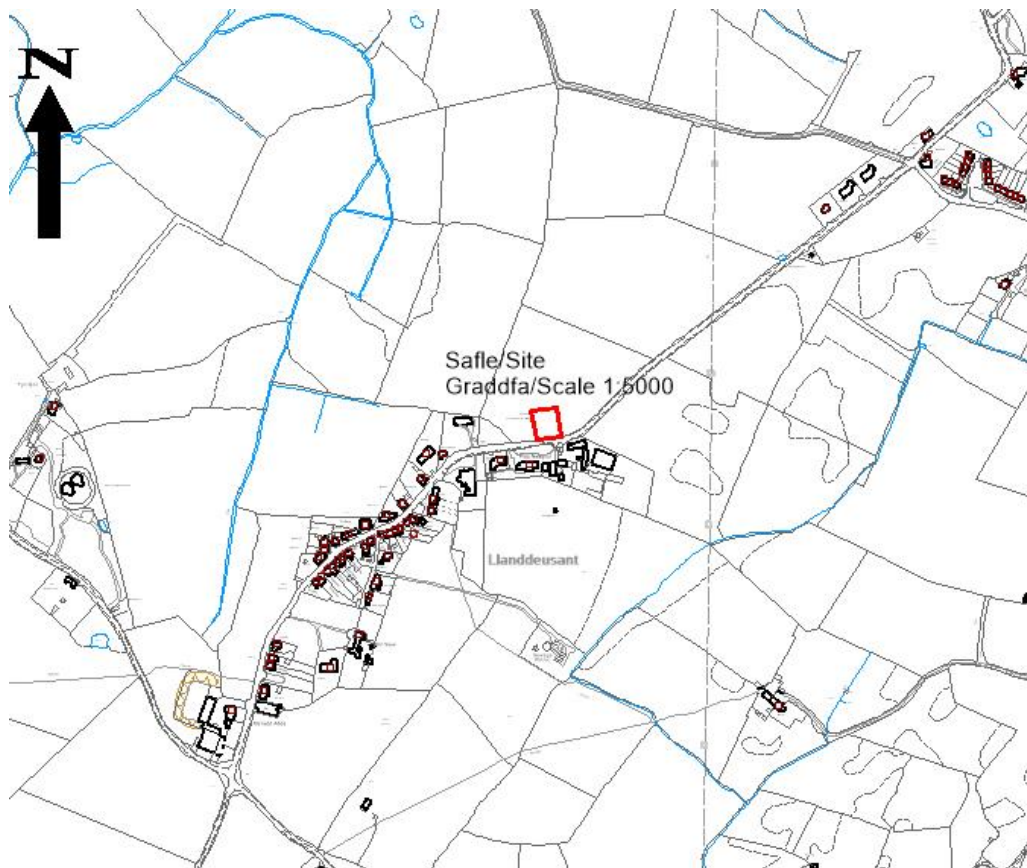
(01) The Local Planning Authority does not consider that the proposed development is within or forms a reasonable minor extension to the existing developed part of the settlement of Llanddeusant which is included as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which would make it difficult to resist further development on this field would could purport to be a logical extension of the settlement. The proposal is physically and visually removed from the settlement and would amount to the erection of a new dwelling in the countryside. The proposal is therefore contrary to Policies A2, A3 and D4 of the Gwynedd Structure Plan, Policies a, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provision of Planning Policy Wales (9th Edition, 2016)

Rhif y Cais: **47C154** Application Number

Ymgeisydd Applicant

Miss Llio Samiwel Owen

Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa newydd ynghyd a gosod paced trin carthffosiaeth ar dir gyferbyn a / Outline application for the erection of a dwelling together with full details of the new vehicular access together with the installation of a package treatment plant on land opposite

Plas Newydd, Llanddeusant

Planning Committee: 01/03/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been call-in by Cllr Llinos Medi for a Committee decision.

1. Proposal and Site

The application is in outline form for the erection of a dwelling with all matters reserved apart from access to the site.

The site lies on the northern side of Llanddeusant village, to the north of the church and its cemetery. The site comprises a corner plot of a large agricultural field which is within the applicants' family ownership.

2. Key Issue(s)

Compliance with Policy 50 of the Ynys Môn Local Plan and landscape and visual impact.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Design

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

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

Policy SG4 – Foul Sewage Disposal

Anglesey and Gwynedd Joint Local Development Plan

Policy TAI 18 – Housing in Clusters

Policy PS15 – Settlement Strategy

Planning Policy Wales – 9th Edition, 2016

Technical Advice Note 12 – Design

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

Circular 10/99

4. Response to Consultation and Publicity

Local Member (Cllr Llinos Medi) – Call in

Local Member (John Griffith) – No response to date

Local Member (Kenneth Hughes) – No response to date

Community Council – No response to date

Highways – Recommended conditional approval

Drainage – Should connect to Welsh Water Mains

Welsh Water – Standard comments

Response to publicity – the application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 15/02/2017. At the time of writing, no letters of representations had been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Llanddeusant is identified as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan. The site is located outside the UDP boundary.

Llanddeusant is noted as a cluster identified on inset map 137 in the Deposit Joint Local Development Plan and under Policy TAI18 which supports new affordable housing proposals on infill sites or sites immediately adjoining the cluster, subject to criteria.

The Council has published Matters Arising Changes Notes which includes changes to Policy TAI18 and the removal of certain clusters, including Llanddeusant, from those identifies under Policy as well as removing a limit on numbers during the plan period. This will be subject to further public consultation and examination before the Plan is adopted. Although material, given the changes proposed and further public consultation, little weight can be placed on Policy TAI18 at this juncture.

Notwithstanding the above, single plot applications within or on the edge of a settlement can be considered acceptable under Policy 50 of the Ynys Môn Local Plan. However the application currently under consideration does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

The cemetery which currently defines the edge of the village is separated from the proposed plot by a strong physical and visual boundary made up of trees and stone walling. These create a firm edge to the village, separating it from the agricultural field into which it is proposed to place the plot. The plot as proposed in this application is further removed from the edge of the village by intervening application (being considered concurrently by this Committee under reference 47C153). These trees represent a strong physical boundary and serve to provide a distinctive break between the built-up area of the village and the agricultural field beyond. This boundary feature correspond with the development boundary for Llanddeusant, as defined in the UDP.

This development site would disrupt the general open and unspoilt character of the field and would therefore represent an undesirable intrusion into the wider landscape.

It is noted that there are properties on the opposite side of the road – these however lie within the settlement boundary and in any event, do not materially affect the character of the field within which the proposal would be sited.

Whilst Policy 50 of the Ynys Môn Local Plan allows for infill development within on the edge of settlements, it is considered that the residential development on this site would result in the loss of an open rural field. This field contributes significantly to the open character of the locality. The erection of a dwelling on this site could possibly result in future development within the field as clearly shown in the other application submitted. Approval of this application in isolation would lead a dwelling isolated from the remainder of the village. Approving this and the interviewing plot would lead to unacceptable erosion of the land edge of the settlement.

Non-compliance with Policy 50 (together with non-compliance with Policy HP4 of the Stopped UDP) renders this proposal an application for a new dwelling in a countryside location for which no long term need is known to exist to support a rural enterprise.

7. Conclusion

The proposal does not constitute development which can reasonably be described as being within or adjoining the existing developed part of the settlement. The test for 'adjoining the existing developed part of the settlement' is more complex than merely sharing a contiguous boundary with an existing dwelling on the opposite side. The proposal is physically and visually removed from the settlement and would constitute an undesirable new dwelling in a countryside location.

8. Recommendation

Refuse

(01) The Local Planning Authority does not consider that the proposed development is within or forms a reasonable minor extension to the existing developed part of the settlement of Llanddeusant which is included as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. 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 would make it difficult to resist further development on this field would could purport to be a logical extension of the settlement. The proposal is physically and visually removed from the settlement and would amount to the erection of a new dwelling in the countryside. The proposal is therefore contrary to Policies A2, A3 and D4 of the Gwynedd Structure Plan, Policies a, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provision of Planning Policy Wales (9th Edition, 2016)

12.9

Gweddill y Ceisiadau

Remainder Applications

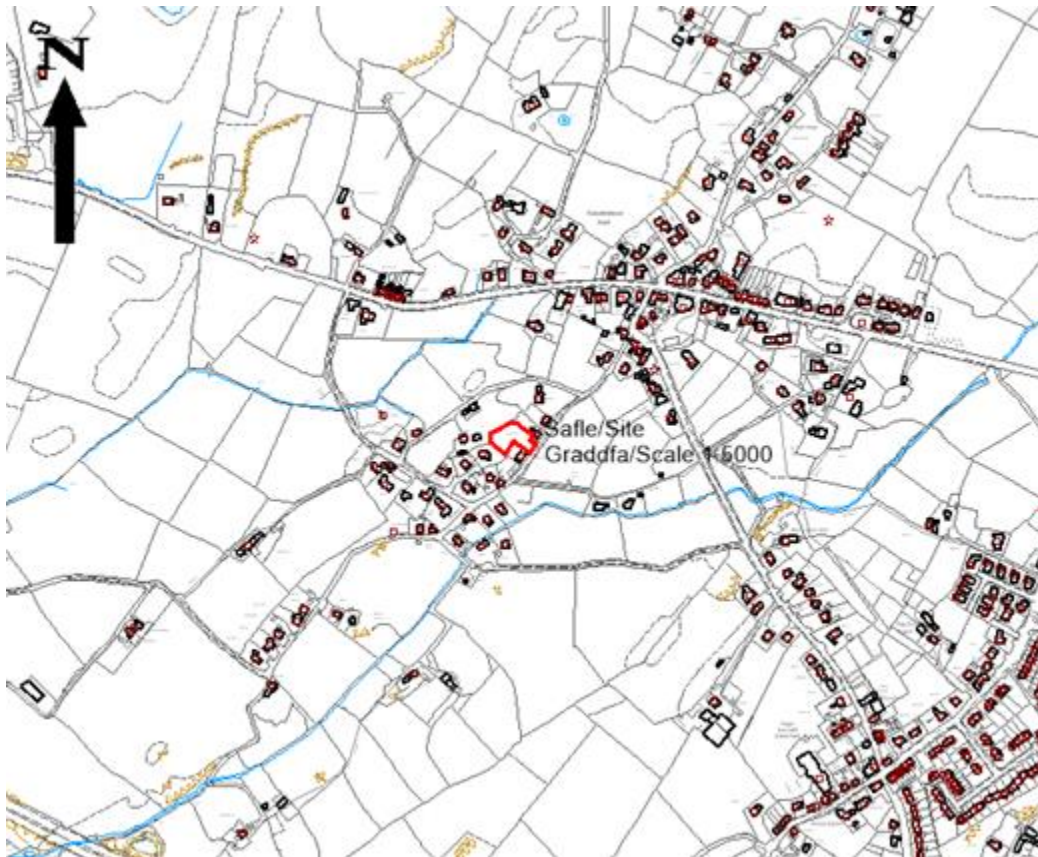
Rhif y Cais: **48C202** Application Number

Ymgeisydd Applicant

Mr & Mrs Davies

Cais llawn ar gyfer codi annedd ynghyd a creu 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

Penrallt Bach, Gwalchmai



Planning Committee: 01/03/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The proposal involves the erection of a detached dormer bungalow together with alterations to the existing vehicular access.

The site lies in an elevated position on a parcel of land that lies to the rear of Penrallt Bach and Tyn Lon Bach, Gwalchmai. Access to the site is afforded off the Class III highway and the proposed vehicular access to serve the dwelling will run along the side and rear of Penrallt Bach and Tyn Lon Bach.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, effect of the proposal on the surrounding properties and surrounding area and whether the proposal will affect highway safety.

3. Main Policies

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Design

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

Joint Local Development Plan

Policy TAI16 – Housing in Service Villages

Strategic Policy PS15 – Settlement Strategy

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 D Rees – No response to date

Local Member Cllr N Roberts – No response to date

Local Member Cllr B Parry – Call-in due to use of land

Highway Authority – Requested further information

Drainage Section – No response to date

Welsh Water – No response to date

Natural Resource Wales – No objection

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 is the 3rd March, 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – Gwalchmai is a Defined Settlement under Policy 49 of the Ynys Môn Local Plan and as a Village under Policy HP4 of the stopped Unitary Development Plan.

Policy 49 of the Ynys Mon Local Plan states that planning permission for new houses will be granted on sites allocated for housing and on other sites within the development boundary provided that the proposals conform to other policies.

Gwalchmai is identified as a Service Village in the Joint Local Development Plan. Policy TAI16 states that housing to meet the Plan's strategy will be delivered through housing allocations identified and suitable unallocated sites within the development boundary based upon the indicative provision in the table. As stated above the site is also included within the development boundary as defined under Policy 49 of the Ynys Mon Local Plan and Policy HP4 of the stopped Unitary Development Plan.

Effect on surrounding properties – Tandem development, consisting of one house immediately behind another and sharing the same access is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house in front.

Access to the proposed dwelling will be located between Tyn Lon Bach and Penrallt Bach and the access will pass the side of the properties and would therefore result in a 'tandem development'. The traffic generated by the occupiers of the proposed dwelling together with the visitors to the property will have an impact on the living conditions of the existing properties as their garden area and the rear of their properties will be overlooked by the passing vehicular and pedestrian traffic to the dwelling.

The boundary of the side/front garden area of the proposed dwelling runs along the gable of the neighbouring property known as Tyn Lon Bach and the parking area for the proposed dwelling would be located 9 metres away from the existing window at the rear of Tyn Lon Bach. Three windows are also located along the side of the extended part of Tyn Lon Bach and one of these windows will only be 7 metres away from the proposed parking area. These windows are located only 2 metres away from the boundary of the site and overlooking would occur to these openings

from the ground floor lounge window and first floor bedroom window and from the garden and parking area. Any additional screening erected along this boundary would result in the loss of light to these windows due to the difference in levels between the application site and Tyn Lon Bach.

As stated above there are numerous windows in the rear of the existing properties and the erection of a dwelling in this location will have a detrimental impact on the amenities currently enjoyed by the occupants of the surrounding properties.

Effect on locality- The application site is situated in an elevated position to that of the neighbouring property. The general pattern of development in the locality is single storey cottages fronting the highway.

The proposal involves the erection of a 6.4 metre high dormer dwelling in the rear of the field. Due to the siting and scale of the proposed dwelling the proposal will result in an insensitive infilling to the detriment of the locality as it would result in a dominant feature in the locality and would therefore be contrary to Policy 1, 31, 42 and 49 of the Ynys Mon Local Plan, Policy GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and Policy D4 of the Gwynedd Structure Plan.

Highway Safety – At the time of writing this report the Highway Authority have confirmed they have no objection in principle to the proposal subject to parking provision for the existing dwelling known as Penrallt Bach to be located within the site. At the time of writing this report we are still awaiting receipt of the additional information.

7. Conclusion

The erection of a dwelling of this scale and design and in this location will result in an insensitive infilling to the detriment of the neighbouring properties and surrounding area.

8. Recommendation

Refuse

(01) The local planning authority consider that the erection of a dwelling of this scale and in this location will detrimentally affect the amenities of the neighbouring properties and would result in an insensitive infilling to the detriment of the character and amenities of the area. The proposal is therefore contrary to Policy 1, 31, 42 and 49 of the Ynys Mon Local Plan, Policy GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan, Policy D4 of the Gwynedd Structure Plan and the advice contained within Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment and Plannign Policy Wales (9th Edition).