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Gweddill y Ceisiadau

Remainder Applications

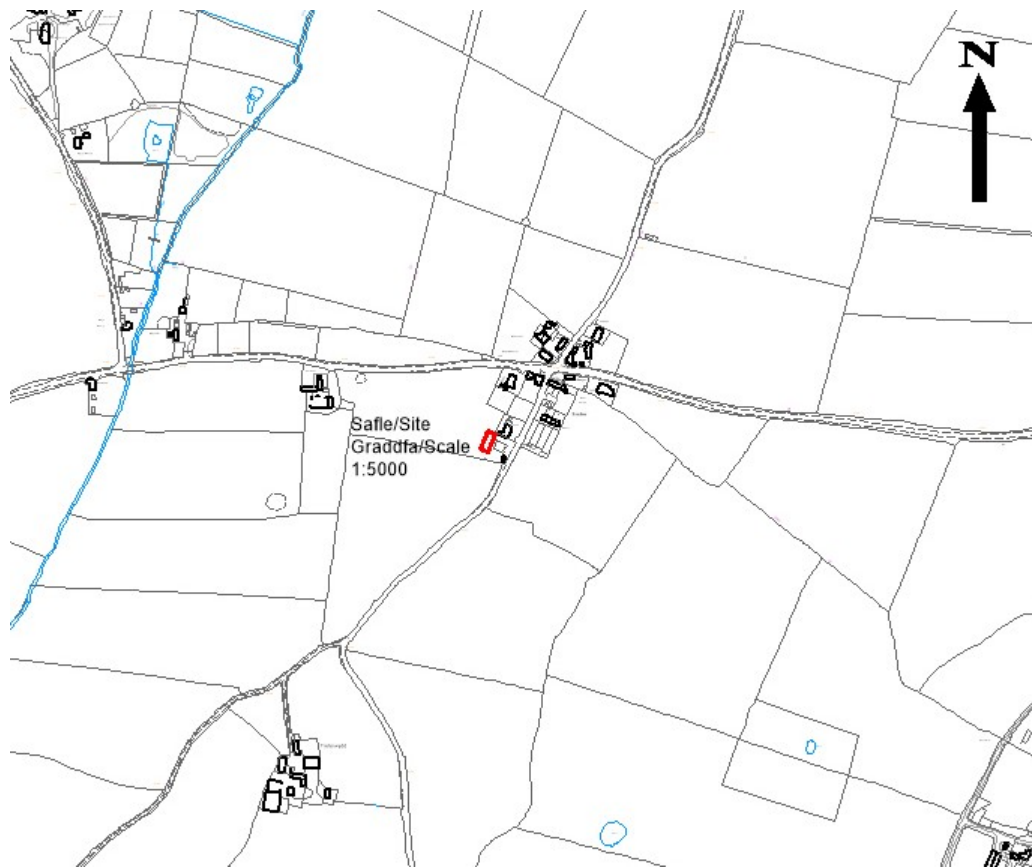
Rhif y Cais: **14C164F** Application Number

Ymgeisydd Applicant

Mr Ian Edwards

Cais ôl-weithredol i ymestyn cwrtil preswyl y tai newydd ger / Application for retention of an extension to the residential curtilage of the new dwellings on land adjacent to

Tryfan, Trefor



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

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

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

1. Proposal and Site

The proposal is for the retention of the extension to the curtilage of the two dwellings on land next to the property known as Tryfan, Trefor.

The site lies on the edge of the settlement of Trefor and fronts the Class III highway. The properties are in near completion stage.

2. Key Issue(s)

The applications main issues are whether the proposal will have an impact on the amenities of the neighbouring properties or locality.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – No response to date

Local Member, Cllr. N Roberts – No response to date

Local Member, Cllr. B Parry - No response to date

Community Council – No objection

Response to Publicity

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 13th March, 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

14C164A – Outline application for the erection of a dwelling on land adjacent to Tryfan, Trefor - Approved 16/10/2012

14C164C/VAR – Application for the variation of condition (04) and (05) from planning permission 14C164A so as to create a new vehicular access and the creation of a new boundary wall on land adjacent to Tryfan, Trefor – Approved 02/04/2014

14C164D – Outline application with some matters reserved for the erection of a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent to Tryfan, Trefor – Approved 04/09/2014

14C164E – Full application for the erection of a pair of dwellings, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Tryfan, Trefor – Approved 07/04/2015

Site history of neighbouring land

14C164 – Extension to the existing agricultural building on land at Star Farm, Trefor – Approved 23/10/2001

14C164B – Full application for alterations and extensions, conversion of outbuilding into an annexe, together with the extension of the curtilage at Star Farm, Trefor – Approved 13/09/2013

6. Main Planning Considerations

Effect on surrounding properties – The proposal is to retain the extension to the residential curtilage of the two properties that have recently been constructed. As the extended curtilage lies to the rear of the properties and extends out further into the field the proposal will not have a detrimental affect on the amenities of the neighbouring properties. A high timber fence has been erected between the property known as Tryfan and the new dwelling and this fence ensures that the proposal will not harm the amenities currently enjoyed by the occupants of Tryfan.

Effect on surrounding area – The curtilage of both units has been extended 5 metres outwards into the agricultural field. A ranch style fence has been erected between the extended curtilage and neighbouring agricultural field. Although the proposal extends further out into the agricultural land than that previously approved it is not considered that the development will have a detrimental impact on the surrounding area.

7. Conclusion

The retention of the extended residential curtilage of the two properties will not have a detrimental impact on the amenities of the neighbouring properties or have an impact on the surrounding area.

8. Recommendation

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

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

| Drawing / Document number | Date Received | Plan Description |
|----------------------------------|----------------------|--|
| 1365-A3-01 | | Proposed Location and Site Plan |

under planning application reference 14C164F.

Reason: For the avoidance of doubt.

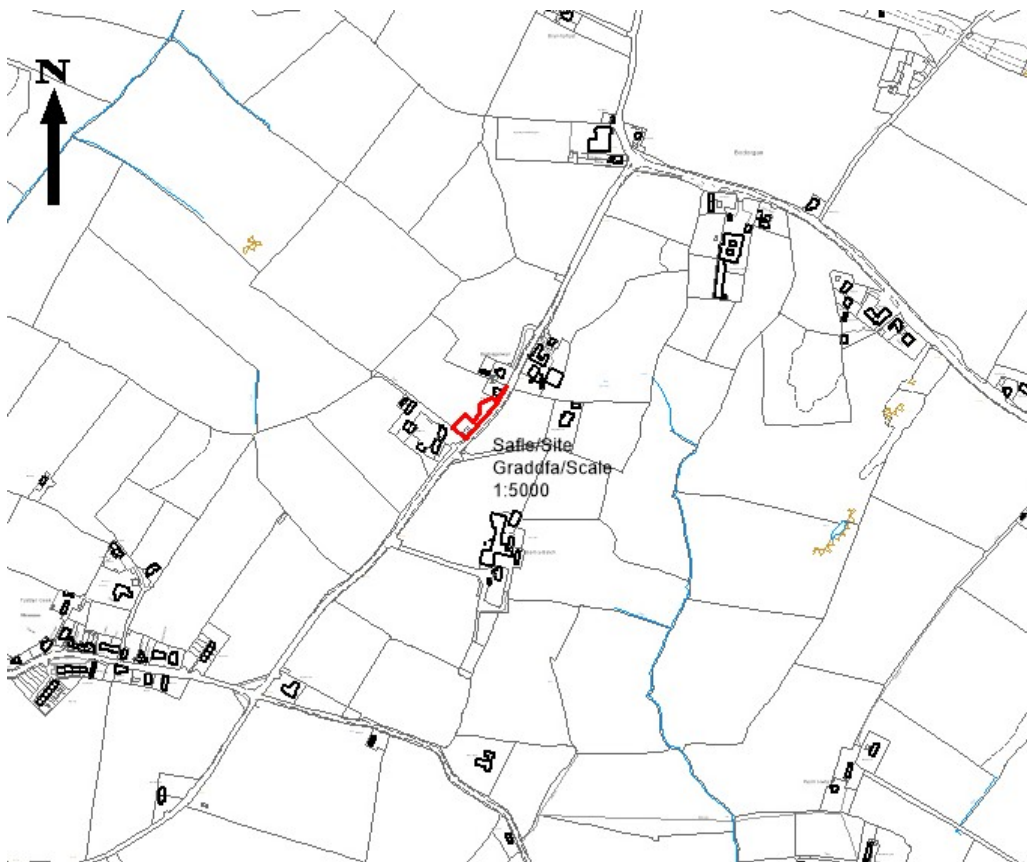
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **15C108B** Application Number

Ymgeisydd Applicant

Mr William Griffiths

Cais llawn ar gyfer newid defnydd yr adeilad allanol i annedd ynghyd ag addasu ac ehangu a creu mynedfa newydd i geir yn / Full application for conversion of the outbuilding into a dwelling together with alterations and extensions and the construction of a new vehicular access at

Dryll, Bodorgan

Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is a friend of a 'serving Councillor' as defined within paragraph 4.6.10.2 of the Constitution.

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

1. Proposal and Site

The proposal involves the change of use of the existing building into a residential dwelling, together with the erection of an extension thereto and the construction of a new vehicular access and track.

The building is a single storey outbuilding which lies fronting the A4080 between the settlements of Malltraeth and Hermon.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies and whether the proposal will have an impact on the amenities of the surrounding properties and surrounding area or on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 55 - Conversions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D28 - Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN1 – Landscape Character

Emerging Joint Local Development Plan

Policy PCYFF1 – Development Criteria

Policy PCYFF2 – Design and Place Shaping

Policy TAI19 – Conversion of Traditional Building in Open Countryside

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 5 – Nature Conservation and Planning
Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member, Cllr A Griffith – Call-in withdrawn

Local Member, Cllr P Rogers – No response to date

Community Council – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Drainage details satisfactory

Welsh Water – Recommended conditional approval

Natural Resource Wales – Standard Comments

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 27th January 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

15C108 – Closure of existing access together with the construction of a new vehicular access at Bodragolwyn, Bodorgan – Approved 14/06/1999

15C108A – Alterations and extensions to the agricultural building at Bodragolwyn, Bodorgan – Approved 06/02/2006

6. Main Planning Considerations

Policy Context - Policy 55 of the Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan allows for the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met.

Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that 'not all previously developed land is suitable for development'.

A Structural Report has been submitted which confirms that the building is suitable for conversion without the need for major re-building works.

The proposal involves the erection of a single storey rear extension which will result in an increase of 48% of the original footprint.

Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan allow for the conversion of existing buildings to dwellings or holiday accommodation subject to compliance with the listed criteria. The listed criterion requires, amongst other things, that the building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling. It also requires that the conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that a significant enhancement of the appearance of the building will be secured.

Whilst a 48% increase in the footprint of the existing building is quite high it is considered that the proposal is acceptable due to the fact that the design of the conversion scheme is sympathetic to the existing building and will significantly enhance the appearance of the building. The proposed dwelling retains a traditional cottage appearance and therefore complies with policy requirements.

Paragraph 3.2.1 of Technical Advice Note 6 states that when assessing planning application for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning term. In circumstances where planning authorities have reasonable cause to believe that an applicant has attempted to abuse the system by construction a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed.

Following the approval of planning permission 15C108A for alterations and extensions to the building the works were carried out to the building and the building was used for agricultural purposes (storage) between 2006 and 2012 however; following changes in the agricultural industry, the building was not suitable for the requirements of a modern farm.

Effect on surrounding properties – There is a distance of more than 18 metres between the front of the garage of the existing dwelling known as Tyddyn Oliver and the side of proposed dwelling and due to these distances the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of Tyddyn Oliver.

Effect on surrounding area – The re-use of the building will ensure that the building will not fall into a state of disrepair which could have a detrimental visual impact on the surrounding area.

Highway Safety – The Highway Authority have been consulted and have raised no objection to the development subject to the inclusion of standard highway conditions.

7. Conclusion

The proposal complies with current local and national policies and its conversion into a residential unit will ensure that the building does not fall into a state of disrepair and have a negative impact on the locality. The design of the proposed unit is similar to that of a traditional cottage and will not have an impact on the surrounding area. The proposal will not harm the amenities of the occupants of the surrounding properties or have a detrimental impact on highway safety.

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 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

(04) The access shall be constructed with 2.4 metre by 120 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

(05) 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: To comply with the requirements of the Highway Authority.

(06) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

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

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

(08) The building shall not be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

(09) The removal of the trees/shrubs shall not take place between the 1st March and 30th August in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.

Reason: To safeguard any nesting birds which may be present on the site.

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

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

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

Reason: For the avoidance of doubt.

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

| Drawing / Document number | Date Received | Plan Description |
|---|----------------------|--------------------------------------|
| A.00.1 - B | 20/01/2017 | Existing Topographical Survey |
| A.01 | 21/12/2016 | Existing plans and elevations |
| Structural Report | 21/12/2016 | Structural Report |
| Drainage Details | 20/02/2017 | Porosity Tests Result |
| Planning Support Statement | 21/12/2016 | Planning Support Statement |
| “Yorke Associates Ecological Consultants” – Report | 21/12/2016 | Protected Species Survey |
| A.00 | 21/12/2016 | Location plan |
| A.02 | 21/12/2016 | Proposed plans and elevations |
| A.00.2 - B | 01/02/2017 | Proposed Site Plan |
| A.00.3 | 01/02/2017 | Proposed Site Plan |

under planning application reference 15C108B.

Reason: For the avoidance of doubt.

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

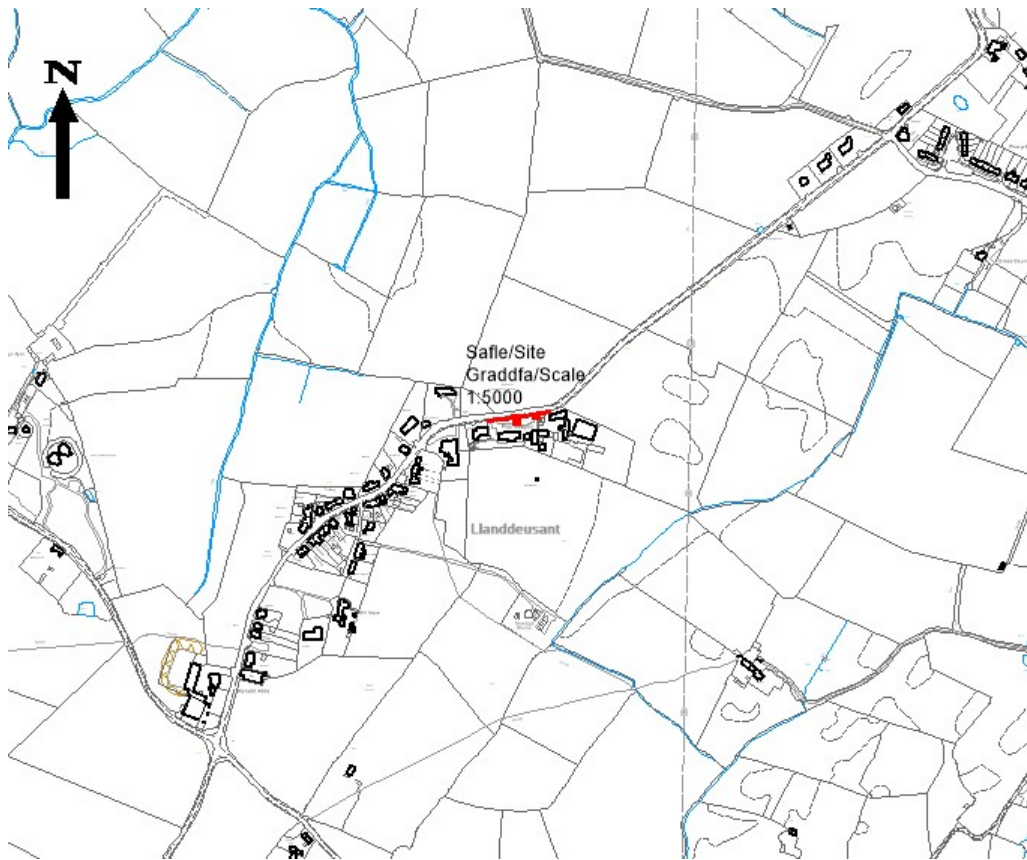
Rhif y Cais: **47C157** Application Number

Ymgeisydd Applicant

Mrs Ann Elizabeth Owen

**Cais ôl-weithredol i greu mynedfa newydd i geir ynghyd a chau y fynedfa bresennol yn /
Retrospective application for the creation of a vehicular access together with the closure of
the existing access at**

Plas Newydd, Llanddeusant



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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

1. Proposal and Site

The application is for the creation of a new vehicular access together with the closure of an existing access. The application is part retrospective as the proposed new access has already began construction.

The site lies on the Northern side of Llanddeusant village.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Design

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales – 9th Edition, 2016

Technical Advice Note 12 – Design

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

4. Response to Consultation and Publicity

Local Member (Cllr Llinos Medi) – No response to date

Local Member (John Griffith) – No response to date

Local Member (Kenneth Hughes) – No response to date

Community Council – No objection

Highways – Recommended conditional approval

Response to publicity – the application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 03/03/2017. At the time of writing, no letters of representations had been received.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of development – The proposed application is for the closure of the existing access together with the creation of a new vehicular access. The application is part retrospective as the proposed new access has already begun construction.

The Highway Authority has been consulted with the application to which they have recommended conditions.

The position of the new access will be situated further away from the bend at the Northern side of Llanddeusant, forming a clearer visibility on both side.

Is it not considered that the proposed scheme would impact the surrounding amenities or any neighbouring properties to such a degree 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) No development shall commence until a scheme for the permanent closure of the existing access as shown on drawing no. NEWACCESS/BP/03 dated 30/01/2017 under planning application reference 47C157 (to include a timescale for the proposed works), has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme.

Reason: To comply with the requirements of the Highway Authority in the interests of road.

(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: To comply with the requirements of the Highway Authority in the interests of road 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: To comply with the requirements of the Highway Authority in the interests of road safety.

(04) The access shall be constructed with 2.4 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(05) 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: To comply with the requirements of the Highway Authority in the interests of road safety.

(06) 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 |
|-----------------|---------------|--------------------|
| NEWACCESS/LP/01 | 30/01/2017 | Location Plan |
| NEWACCESS/BP/03 | 30/01/2017 | Proposed Site Plan |

under planning application reference 47C157.

Reason: For the avoidance of doubt.

Please inform the applicant that:

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/herself, the applicant should be advised to apply in writing to the Corporate Director of Sustainable Development for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

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.