

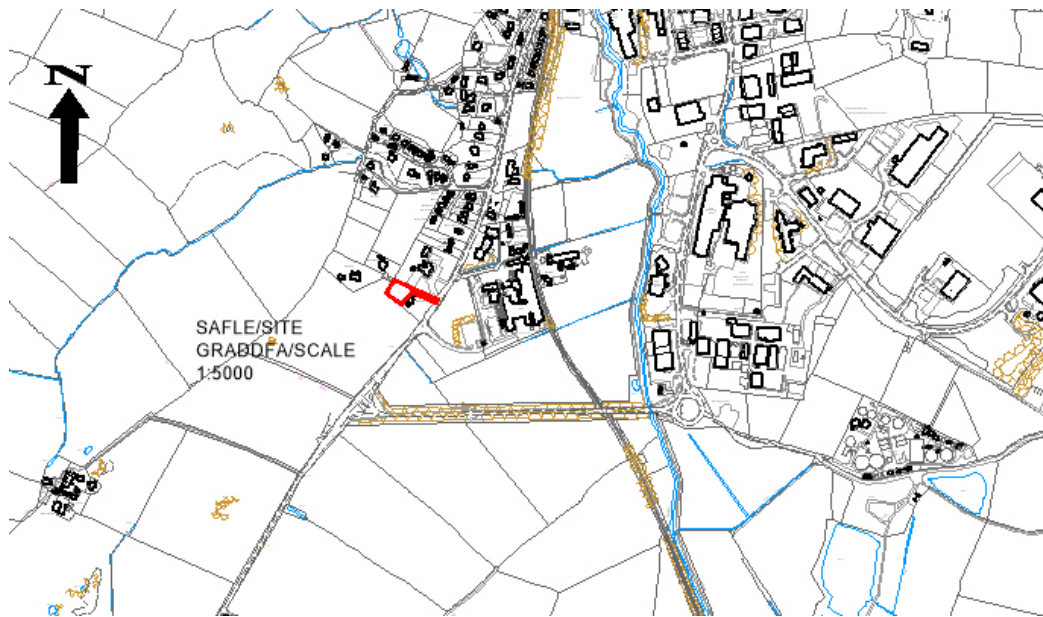
Rhif y Cais: **34C556B** Application Number

Ymgeisydd Applicant

**Mr Arwel Williams**

**Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn am y mynedfa ar dir ger /  
Outline application for the erection of a dwelling together with full details of the access on  
land adjacent to**

**Gwernhefin, Lôn Glanhwfa Road, Llangefni**



**Planning Committee: 26/07/2017**

**Report of Head of Regulation and Economic Development Service (DO)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

This application is a departure from the Ynys Mon Local Plan, which the local planning authority is minded to approve.

**1. Proposal and Site**

The site is situated to the rear of a dwelling known as Gwernhefin; access to the site is via an existing shared access off Glanhwfa Road, Llangefni.

The application is for outline permission with some matters reserved for the erection of a single dwelling.

**2. Key Issue(s)**

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main Centres

**Joint Local Development Plan**

Policy PCYFF 1 – Development Criteria

Policy PCYFF2 – Design and Place Shaping

Policy TAI1 – Housing in Sub-regional Centre & urban Service Centres

**4. Response to Consultation and Publicity**

**Town Council** – No response to date

**Local Member, Cllr Dylan Rees** – No response to date

**Local Member, Cllr Bob Parry** – No response to date

**Local Member, Cllr Nicola Roberts** – Call in

**Highways Authority** – Conditional approval

**Drainage Section – No response to date**

**Welsh Water - No response to date**

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, together with an advert in the local press. The application has been advertised twice due to the department receiving amended plans on the 28/06/2017. The latest date for the receipt of representations for the amended plans is the 26/07/2017. At the time of writing the report two letters of objection have been received at the department. The main issues raised opposing the application can be summarised as follows:

- Highway safety, and state of access track
- Property is currently used as a base for a business.
- Dismantled van sited on shared access.
- Position of soakaway.

In response to the objection:

- The applicant has taken the highways comments on-board and included the recommendation on the amended plans received on the 28/06/2017, the highways authority have recommended conditional approval.
- Whilst it is acknowledged that some building materials existed on the site whilst the officer carried out a site visit. There was no evidence of a business being run from the site.
- This is a civil/private matter.
- An unauthorised static caravan for residential purposes already exists on the site (the planning enforcement section are currently investigating the matter). It is anticipated that the proposed will enhance the matter as any proposed soakaway would be subject to a satisfactory building regulations application.

## **5. Relevant Planning History**

34C556 – Outline application for the erection of a dwelling together with the creation of a vehicular access. Refused 09/07/2007

34C556A - Outline application for the erection of a dwelling together with the creation of a vehicular access. Refused 31/07/2008

## **6. Main Planning Considerations**

The application is for outline planning permission with all matters reserved for the erection of one dwelling to the rear of Gwernhefn, Glanhwfa Road, Llangefni.

**Policy Consideration** - The application site is located outside of the development boundary of Llangefni within the Ynys Mon Local Plan. However the majority of the site is within the Stopped Unitary Development Plan and the Joint Local Development Plan.

The Stopped Unitary Development Plan remains a consideration in view of the advance stage reached in the Unitary Development Plan process. The principle of development is therefore acceptable under the provisions of Policy HP3 of the Stopped Unitary Development Plan.

Llangefni is designated as an Urban Service Centre within the Joint Local Development Plan. The majority of the site is located within the development boundary of Llangefni, and the applicant has demonstrated that the whole of the proposed dwelling and access can be sited within the development boundary.

The proposal is located within an area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Unitary Development Plan. It is not considered that the proposal would harm the character or appearance of the special landscape area. The Special Landscape Areas denoted in the JLDP do not include this site.

**Highways and Parking** - Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The amended plan submitted indicates a significant improvement to visibility in a South Westerly direction. Even though it is noted that at present, the vision splay to the North East is obscured over 3<sup>rd</sup> party land, there is an existing permission in place (34LPA610C/CC) which secures the vision splay with a condition ensuring the boundary is kept no higher than 1.0m and nothing within 1.0m of the boundary can be higher than 1.0m at any time. This is an enforcement issue and therefore means the vision splay in that direction is secured and satisfactory.

**Effect on surrounding properties** – The height of the proposed dwelling has been reduced to lower the visual impact on the landscape and surrounding properties due to the incline of the land, The proposed dwelling is to be a single storey dwelling with a maximum height of 5.5m. A condition will be placed on the decision to ensure that no windows will be placed on the elevation facing Gwernhefin to avoid any overlooking issues. Furthermore, it is considered that the proposed close board fencing provides adequate screening between the proposed dwelling and the existing dwelling known as Gwernhefin, a condition will be placed on the decision ensuring that a 2m high screen will remain in place.

## **7. Conclusion**

Whilst the proposal is contrary to Policy 49 of the Ynys Mon Local Plan. The proposal is acceptable under both Policy HP3 of the Stopped Unitary Development Plan and Policy TAI1 of the Joint Local Development Plan.

## **8. Recommendation**

### **Permit**

**(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, thereto and the landscaping of the site.**

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

**(02) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.**

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

**(03) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.**

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

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

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

**(05) No windows or doors will be permitted on any elevation within 5 meters of the boundary between the proposed dwelling and the property known as Gwernhefin.**

Reason: In the interest of amenity.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plans under planning application reference 34C556B.**

Reason: For the avoidance of doubt.

**(07) A 2m high privacy screen shall be provided from point A to B as illustrated in green on the on the attached plan, and shall be retained hereafter.**

Reason: In the interest of amenity

**(08) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes**

Reason: In the interest of Highway safety.

**(09) The access shall be constructed with 2.4 meter by 70 metre splay in a South Easterly direction. Within the vision splay line nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time. No development shall commence until the vision splay has been completed in accordance with the approved plans.**

Reason: In the interest of highway safety.

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

Reason: In the interest of highway safety.

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.

## **9. Other Relevant Policies**

Technical Advice Note 12: Design

Planning Policy Wales 9<sup>th</sup> Edition