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Gweddill y Ceisiadau

Remainder Applications

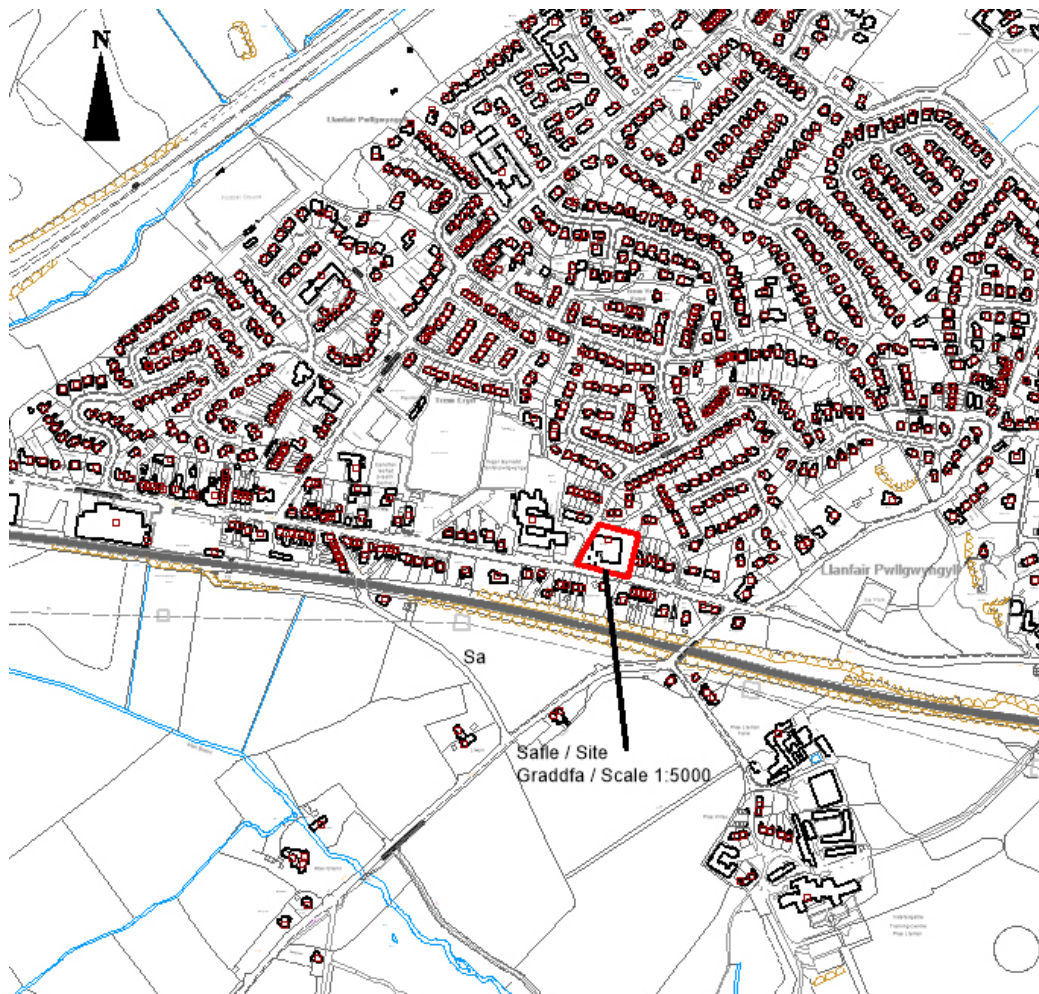
Rhif y Cais: **31C10K** Application Number

Ymgeisydd Applicant

Tyn Lon Garage Ltd

Cais llawn ar gyfer newidiadau ac estyniadau yn / Full application for the alterations and extensions at

Tyn Lon Garage, Llanfairpwll



Planning Committee: 26/07/2017

Report of Head of Planning 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 lies along Ffordd Caergybi in Llanfairpwll. The building is currently being used as a car sales dealership and petrol filling station.

The proposal entails alterations and extension to the front of the car sales dealership building. .

The proposed new porch (extension) will measure 1.5 metres by 5.1 metres. The height will be 2.4 metres. The proposal will form a new customer's entrance.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams – No response received at the time of writing this report.

Councillor Alun Wyn Mummery - No response received at the time of writing this report

Councillor Meirion Jones - No response received at the time of writing this report

Community Council – 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 21/07/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

31C10 –Installation of new windows to front elevation together with new toilets internally at Tyn Lon Garage, Llanfairpwll Approved 11/09/1984

31C10A - Extension to parking area on Tyn Lon Garage, Llanfairpwll Approved 20/10/1987

31C10B - Alterations and extensions to the garage at Tyn Lon Garage, Llanfairpwll Approved 08/10/1993

31C10C/AD -Erection of new signage at Tyn Lon Garage, Llanfairpwll Approved 06/05/1997

31C10G - Certificate of Lawfulness for the existing use of the land at Heulfryn, Llanfairpwll for the storage and display for sale of up to 10 cars ancillary to the use of Tyn Lon Garage, Llanfairpwll Tyn Lon Garage, Llanfairpwll Lawful Use 05/09/2006

31C10H - Alterations and extensions to the existing garage together with an extension to the car display area at Tyn Lon Garage, Llanfairpwll Approved 04/02/2008

31C10J/AD - Erection of 4 no. illuminated signs at Tyn Lon Garage, Llanfairpwll Approved 23/12/2009

6. Main Planning Considerations

There is ample space within the applicant's ownership to accommodate the proposal. Given the scale of the extension, it is not considered that the proposal would impact the surrounding amenities or the neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

The proposed materials are acceptable being composite materials to match the existing.

It is not considered that the proposed development would form an adverse impact on the surrounding amenities and the current building to such a degree to warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority.

8. Recommendation

Permit

(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
D598.01	16/06/2017	Location Plan

D598.04	16/06/2017	Proposed Floor Plan
D598.05	16/06/2017	Proposed Elevation Plan

under planning application reference 31C10K.

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: **36C338C** Application Number

Ymgeisydd Applicant

Mr G D & Mrs G Owen

**Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir tu ôl i /
Outline application for the erection of a dwelling with all matters reserved on land to the rear of**

Shop Sharpe, Llangristiolus



Planning Committee: 26/07/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is related to 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.

In addition, the application has been called-in (prior to local elections) by the then local member, Councillor Victor Hughes.

1. Proposal and Site

The site is situated within the settlement of Llangristiolus on a parcel of land to the rear of the single storey dwelling known as Shop Sharpe and opposite the local primary school. The site also lies to the rear of the properties which are located fronting the B4422 and next to a plot which has been granted full planning for the erection of a two storey dwelling - work has not commenced on the construction of this adjoining dwelling. The surrounding properties are a mix of single and two storey units.

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

The application is an outline application with all matters reserved for further consideration.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Emerging Joint Local Development Plan

PCYFF 1 – 'Development Boundaries'

PCYFF 2 – Development Criteria

TAI 4 – Housing in Local, Rural and Coastal Villages

TAI 16 - 'Exception Sites'

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes (consultation process carried out prior to local elections) – Call-in due to over-development

Local Member, Cllr H E Jones (consultation process carried out prior to local elections) – No response to date

Highways Authority – Recommended conditional approval in regards to the means of access and car parking facilities

Drainage Section – Recommended conditional approval in regards to construction and installation of surface water apparatus

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. The latest date for the receipt of representations was the 19th May, 2017 and at the time of writing this report three letters of objection and two letters of support had been received at the department. The main issues raised opposing the application can be summarised as follows:

- i) Highway Safety in regards to visibility splay
- ii) Flooding / drainage issues
- iii) Over-development in the village and within the site
- iv) Affect on surrounding properties

The main issues raised in support of the application are:

- i) Provide housing for a local family
- ii) Will support local economy

5. Relevant Planning History

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

36C338A – Full application for the erection of a dwelling and detached garage on land opposite to Ysgol Henblas, Llangristiolus – Approved 19/01/2017

36C338B/DIS – Application to discharge conditions (05) (surface water), (06) (details of proposed screening) and (07) (traffic management plan) of planning permission 36C338A (full application for the erection of a dwelling) on land opposite Ysgol Henblas, Llangristiolus – Condition discharged 06/04/2017

Site history of adjoining land

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

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

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

6. Main Planning Considerations

Policy Context

Ynys Môn Local Plan

Llangristiolus is identified as a Listed Settlement under policy 50 of the adopted Ynys Môn Local Plan. This policy allows for single dwelling applications on infill sites or on sites deemed to be a suitable extension to the settlement subject to the detailed criteria within the Policy being satisfied.

Stopped Ynys Môn UDP

Whilst not adopted this is a material planning consideration in dealing with current applications. Llangristiolus is identified as a Village under policy HP4. This policy provides a development boundary for the settlement and can support residential development within the boundary i.e. does not limit the scheme to single dwelling applications. This site lies outside the development boundary in the stopped UDP.

Joint Local Development Plan

On the 30 June 2017, the Council received the Inspector's Report. This is a significant stage in the plan preparation and closes the examination stage of the Plan process. The recommendations contained within the Report are binding on the Local Planning Authority and the Councils should move to adopt the Plan within 8 weeks of receiving the Inspector's Report. Significant weight as a material planning consideration can be attached to the binding Inspectors Report.

Full Council meetings to adopt the Joint Local Development Plan have been organised for the 28th July in Gwynedd and the 31st July on Anglesey. Following the adoption of the Plan it will supersede the existing development plans within both authorities (this is for the Gwynedd Planning Area in Gwynedd).

The site lies outside but immediately adjacent to the Llangristiolus development boundary in the JLDP.

Policy PCYFF 1 'Development Boundaries' (formerly New Policy 'Development Boundaries' in the Composite Plan January 2017) states that development outside development boundaries will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Policy TAI 16 (formerly policy TAI 10 in the Composite Plan January 2017) can support proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries provided there is a proven need for affordable housing.

Below are extracts from the Inspector's Report in relation to the Housing Growth figure, distribution and alternative housing sites offered for inclusion within the Plan:

"4.7. Population and household formation

projections have been informed by robust evidence and logical assumptions and choices which are consistent with the Plan's strategy. Therefore we find that the identified need for an additional 7,184 housing units over the plan period to be reasonable, taking into account that this is a figure which exceeds the trend based WG projections. For these reasons we find that the housing requirement is soundly based."

"4.12. The approach to the apportionment of housing growth in more rural areas follows from the Plan's vision to promote vibrant and lively communities and is a response to the public engagement at the Preferred Strategy stage. The Councils have taken into account not only the size of settlements but the role that they play, in terms of the services and facilities that are provided. This is seen as particularly relevant in rural areas, where certain relatively small settlements serve as a focus to a wider community including surrounding villages. The level of growth in the smaller settlements is generally proportionate to the size of the settlement. Topic Paper 5A explains the approach. Policies TAI 14 to TAI 18 of the Plan deal with new housing according to the tier of the settlement. TAI 14 deals with the sub-regional centre and urban service centres, TAI 15 with local service centres, TAI 16 with service villages, TAI 17 with local, rural and coastal villages and TAI 18 with clusters. Each policy identifies an indicative provision. The changes proposed by **NMC259-NMC268** are necessary for the internal consistency of the Plan and to ensure that the information reflects the latest evidence base."

"4.30. A number of representors propose alternative sites to those allocated in the Plan for housing development. Some may consider that the allocations in the Plan do not present the best solution but we can only recommend changes that are required to make the Plan sound. The Councils consider that they have produced a strategy, policies and allocations that are sound. The selection of sites has been informed by its candidate site assessment methodology⁴⁰. The Plan makes satisfactory provision for the delivery of housing in a manner consistent with the development strategy. Subject to the recommended changes set out above, the Plan is sound in respect of its general housing provisions without the inclusion of further sites. In the event that some of the allocated sites do not come forward at the rate anticipated in the housing trajectory, the monitoring framework will trigger the Councils to consider whether action is required, which could involve replacing allocated sites with new sites through a Plan review."

4.33. The Plan provides sufficient housing land to meet the identified need for 7,184 homes over the plan period. The allocated sites and the identified windfall potential are realistic and appropriate, and the level of contingency is adequate to reflect the deliverability concerns. Whilst the rate of delivery is challenging the anticipated growth in the local economy indicates that it is achievable. The housing trajectory also indicates that a 5 year housing supply will be maintained over the plan period. Accordingly we are satisfied that, subject to the identified recommended changes, the Plan's approach to housing provision is sound."

In light of this the binding recommendations within the Inspector's Report have not amended the JLDP Housing Growth figure or its distribution neither the inclusion of additional housing allocations or amendment to the development boundary in relation to Llangristiolus within the Plan.

The site is located outside the development boundary of Llangristiolus in the JLDP and is therefore contrary to its provisions.

7. Conclusion

The Inspectors' binding report brings significant weight to the policies of the JLDP. The site is located outside the development boundary of the village and is therefore contrary to the provisions of the JLDP.

8. Recommendation

To **refuse** the development for the following reason(s)

(01) This site has not been included within the Llangristiolus Settlement boundary. The approval of the site would therefore be contrary to policy PCYFF1 'Development Boundaries' (previously New

Policy – Development Boundaries in the Composite Plan January 2017), policy TAI 4 ‘Housing in Local, Rural and Coastal Villages’ and policy TAI 16 ‘Exception Sites’ (previously policy TAI 10 in the Composite Plan January 2017) of the JLDP.