

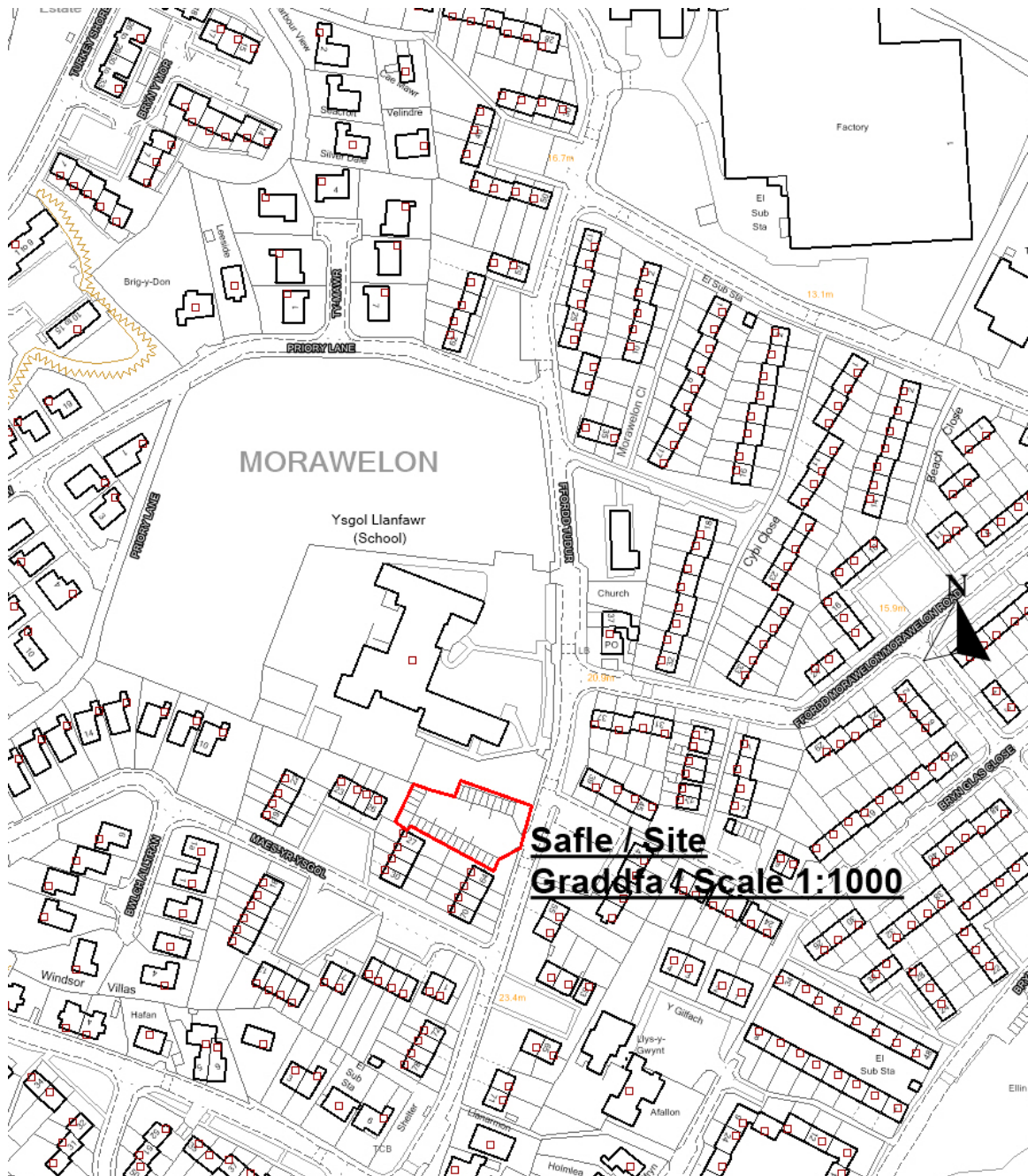
Rhif y Cais: 19LPA1038/CC Application Number

Ymgeisydd Applicant

Mr Trystan Evans

Cais llawn ar gyfer dymchwel y modurdai presennol ynghyd a codi 4 annedd un person yn cynnwys lle parcio yn / Full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at

Maes Yr Ysgol, Caergybi/Holyhead



Planning Committee: 07/02/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is made by the Council.

At its meeting that was held on the 10th January, 2018 Members resolved to carry out a site visit prior to determining the application.

The site was visited on the 17th January, 2018 and Members will now be familiar with the site and its setting.

1. Proposal and Site

The proposal is a full application for the demolition of the existing flat roof garages together with the erection of 4 number single storey/single person occupancy dwellings. The scheme as originally submitted was not considered acceptable as the proposal did not comply with the guidance contained within the Supplementary Planning Guidance Design Guide for the Urban and Rural Environment in terms of distances between developments and an amended scheme has been received.

The site is located within the development boundary of Holyhead and lies on land adjoining Ysgol Llanfawr and adjoins the boundaries of the properties known as 64 Ffordd Tudur and 26 and 27 Maes yr Ysgol. The site is currently occupied by single storey garages which are rented by members of the public.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, whether the proposal will have a detrimental impact on the amenities of neighbouring properties or on highway safety.

3. Main Policies

Joint Local Development Plan

Policy PCYFF2 – Development Criteria
Policy PCYFF3 – Design and Place Shaping
Policy PCYFF 4 – Design and Landscaping
Policy TAI 1 – Urban Service Centre
Strategic Policy PS18: Affordable Housing
Policy TAI 15 – Affordable Housing Threshold and Distribution
Policy TAI 8 – Appropriate Housing Mix

Planning Policy Wales (9th Edition, 2016)

TAN 12: Design

Supplementary Planning Guidance Design Guide for the Urban Environment

4. Response to Consultation and Publicity

Town Council – Council should defer until appropriate consultation and discussion have taken place between the applicant and Local Members

Local Member Cllr. S Redmond – Call-in - Loss of parking and storage area in densely populated area. No consultation has taken place with Local Members or residents/tenants

Local Member Cllr. R LI Jones – Call-in - Concerns regarding the process of consultation with Local Members prior to submitting the application.

Local Member Cllr. G Haynes – No response to date

Drainage Section – Recommended conditional approval requesting detailed designs of the proposed means of disposal of surface water

Highway Authority – Recommended conditional approval regarding car parking provision

Welsh Water – No response to date

Environmental Health – Comments regarding previous use of site. The applicant has provided further details regarding the previous use of the site however at the time of writing no further comments have been received from the department.

Natural Resource Wales – Standard comments

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations is 16th January, 2018. At the time of writing this report three letters of representation had been received at the department. The main issues raised can be summarised as follows;

- 1) Notice has not been served on the owner of the adjoining property.
- 2) Highway safety – due to loss of parking spaces
- 3) Concern if boundary fence is to be 1.1 metre high
- 4) Concern regarding who will be housed in the properties

Other matters were raised in regards to the Council spending money on resurfacing the road some months ago and enquired the means of demolition of the existing garages as the existing garages enclose the garden of the neighbouring property – however these are not material planning matters.

In response to these comments I would state;

- i) Notice has now been served on the occupants of the adjoining properties.
- ii) The Highway Authority have raised no objection to the proposal. The applicant has confirmed that the site is not a public car park but parking for tenants of the garages on the site.
- iii) It is proposed to erect a 2.0m high timber fence along the boundary.
- iv) The applicant has confirmed that and the units will become part of the general Council housing stock and the tenants will be single people under 35 who will be selected from the Councils Housing Waiting list.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – Holyhead is identified as an Urban Service Centre under Policy TAI 1 of the Joint Local Development Plan.

The proposal is situated within the development boundary and lies on land next to a residential housing estate and the local primary school. The proposal is to demolish the existing garages which are rented by both local residents and people from the nearby villages.

The principle of residential developments is therefore acceptable.

In accordance with Policy TAI 15 of the Joint Local Development Plan proposals for two or more units trigger the need for the provision of affordable units. The application is submitted by the Local Authority for the provision of single occupancy units in order to increase the social housing stock and will provide 100% affordable housing. The units are designed as transitional dwellings to assist a younger demographic find housing as a stepping stone for securing works and life skills.

The applicant has confirmed that the proposed units are to be rented by persons in affordable need and should the Authority decide to sell the site in the future one of the units will be sold as an affordable unit for a local person.

Impact on neighbouring properties – The originally submitted scheme has been amended as the units proposed along the boundary of the site with the adjoining properties were located too close to the boundary. The units have now been located along the boundary of the site with the adjoining primary school. A 2 metre high fence will be erected along the boundary of the site with the adjoining school and neighbouring properties and this will ensure that the amenities of the occupants of the proposed units and neighbouring properties are safeguarded.

Due to the above it is not considered that the development will harm the amenities currently enjoyed by the occupants of the dwellings to such a degree as to warrant the refusal of the application.

Impact on Highway Safety – The existing vehicular access is to be utilised for the proposed development and no alterations are proposed to the access. The Highway Authority have raised no objection to the scheme subject to the inclusion of a standard highway condition in regards to car parking facilities.

7. Conclusion

The proposal complies with current policies and will not have a detrimental impact on the amenities of the occupants of neighbouring properties or on highway safety.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

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 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.

(03) Before any development commences, plans shall be submitted to and approved in writing by the Local Planning Authority showing details of the following;

(i) The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.

(ii) The location and the type of street lighting furniture.

Reason: To comply with the requirements of the Highway Authority and to ensure that the site can be adequately drained.

(04) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements, Anglesey' (copies of the document are available free on request from the local planning authority).

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

(05) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority whichever is the sooner.

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

(06) 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
D618.05	11/12/2017	Location Plan
D618.10	15/12/2017	Proposed Elevations – Semi-detached Units
D618.07	15/12/2017	Proposed Floor Plans
D618.06/B	19/12/2017	Proposed Site Plan
D618.08	15/11/2017	Proposed Elevations – Detached Units
Design and Access Statement	15/11/2017	Design and Access Statement

under planning application reference 19LPA1038/CC.

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.