

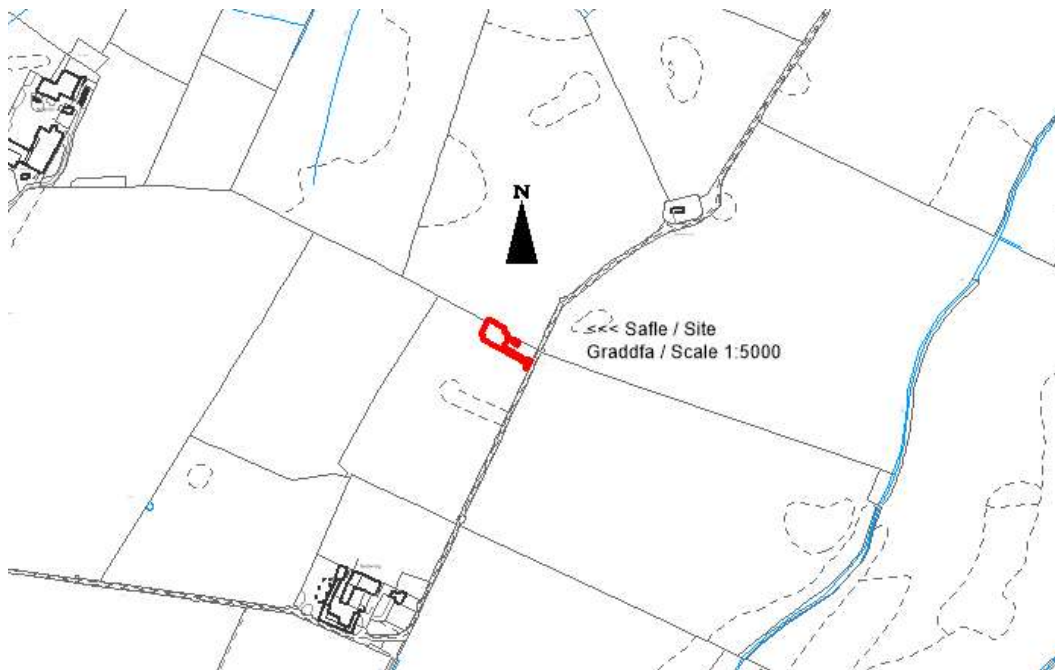
Rhif y Cais: **14C245B/VAR** Application Number

Ymgeisydd Applicant

Miss Bethan Jones

Cais o dan Adran 73 ar gyfer amrywio amodau (04) (mannau pasio) a (07) (cynlluniau a gymeradwywyd) o ganiatâd cynllunio cyfeirnod 14C245A (newid defnydd adeilad allanol i annedd) er mwyn diwygio'r dyluniad a gymeradwywyd a lleihau nifer y manau pasio o ddau i un ynghyd â thynnu amod (06) (cofnod ffotograffig) ar dir i'r gogledd o / Application under Section 73 for the variation of conditions (04) (passing bays) and (07)(approved plans) of planning permission reference 14C245A (conversion of outbuilding into a dwelling) so as to amend the approved design and reduce the number of passing bays from two to one together with the removal of condition (06) (photographic record) on land north of

Bodwrog, Tyn Lon



Planning Committee: 25/07/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan where the Local Planning Authority is minded to recommend a split decision, approving part of the application and refusing part of the application.

1. Proposal and Site

Application under Section 73 for the variation of condition (04) (passing bays) and (07) (approved plans) and removal of condition (06) (photographic record) of planning permission reference 14C245B/VAR (conversion of outbuilding into a dwelling) at Rhos Bella, Llansadwrn

The application site is located within an isolated and rural open countryside setting that overlooks the listed church of St Twrog.

2. Key Issue(s)

The key issue is whether the proposal is an improvement to that originally approved under application reference 14C245B/VAR and whether specialist consultees are satisfied for condition (07) (passing bays) to be varied and condition (06) (photographic record) to be removed.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

4. Response to Consultation and Publicity

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

Local Member (Dylan Rees) – No response at the time of writing the report.

Local Member (Nicola Roberts) – No response at the time of writing the report.

Local Member (Bob Parry) – No response at the time of writing the report.

Highways Authority – Satisfied that 1 passing bay is acceptable instead of 2 as previously approved. Confirmation condition (04) can be varied accordingly.

Gwynedd Archaeological Planning Service – Satisfied that condition (06) (photographic record) can be deleted.

Site notices were placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 6th July, 2018. At the time of writing the report no letters were received.

5. Relevant Planning History

14C245 – Full application for the conversion of an outbuilding into a dwelling, creation of a new vehicular access together with the installation of a septic tank on land to the north of Bodwrog, Tyn Lon – Refused 17/02/16.

14C245A – Full application for the conversion of an outbuilding into a dwelling, creation of a new vehicular access together with the installation of a septic tank on land to the north of Bodwrog, Tyn Lon – Granted 23/11/16.

6. Main Planning Considerations

The principle of developing the site has already been established under planning application 14C245A where permission was granted for conversion of an outbuilding into a dwelling on the 23/11/16.

Joint Local Development Plan

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 14C245A was approved on the 23/11/16 and it is likely to be implemented.

Condition (07) (Approved Plans)

The amendments are proposed in the current application as follows:-

- Erection of an extension to accommodate a first floor bedroom.
- Rear elevation – changing 2 doors as previously approved to 2 windows and the re-location of French doors closer to the corner of the building.
- Front elevation – Insertion of an additional roof light, amending a French door to a window and the insertion of an additional French door opening to the side elevation.

Since the adoption of the Joint Local Development Plan, any application for the conversion of outbuilding into a residential dwelling must be for business use or to provide an affordable dwelling. This application is for a residential dwelling; however, there is a fall-back position and an extant permission on the site. Therefore, consideration must be given to whether the proposal is an improvement to that originally approved under planning application 14C245A. It is not considered that the extension and amendments referred to above are an improvement to that originally approved under 14C245A. The proposed extension will raise the existing ridge of the outbuilding from single storey to two storey resulting in the loss of the outbuilding's character and features contrary to the advice contained within the Supplementary Planning Guidance (SPG) on Conversions in Rural Areas. The amendments to the doors and windows fails to respect the character of the outbuilding. The SPG states that existing openings should be re-used in order to retain a building's character and reduce the impact of any new works. New openings should be kept to an absolute minimum and take into account of the overall proportions of the building. Having considered the above this this element of the proposal is considered to be unacceptable.

Condition (04) (Passing Bays)

The applicant also wishes to vary condition (04) relating to passing bays. The original planning application stated that 2 passing bays should be provided. The applicant now requested that only 1 passing bay is provided. The Highways Authority has confirmed that this is acceptable and are satisfied for the condition to be varied accordingly.

Condition (06) (Photographic Record)

The applicant has requested that this condition is deleted, however the local planning authority considers that the condition should be discharged rather than removed. Photographic evidence was provided with the planning application and Gwynedd Archaeological Planning Service has confirmed that they are satisfied with the photographic evidence provided with the application. The condition can now be discharged.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 06/07/18. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

7. Conclusion

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 WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG 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 WCFG Act.

Approve

Variation of condition (04) (Passing Bays) – The Highways Authority has confirmed that providing 1 passing bay instead of 2 as previously approved is acceptable.

Deletion of condition (06) (Photographic Record) – Gwynedd Archaeological Planning service has confirmed that the photographic evidence is acceptable and satisfied for the condition to be removed.

Refuse

Variation of condition (07) (Approved Plans) - It is considered that the previous application 14C245B/VAR is likely to be implemented; however the amendments proposed are not considered to be an improvement to the previously approved scheme. This element of the application will therefore be refused.

8. Recommendation

Approve

(01) The development to which this permission relates shall be begun before 23/11/21.

Reason: To comply with the requirement 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 enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

(03) 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 enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

(04) A passing bay shall be provided as shown in red on the location plan received 01/06/2018. The passing bay as approved shall be completed and made available for use before the other part of the development is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

(05) The highway boundary wall/ hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2 metres of the said wall.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(06) Prior to development (including any demolition, site clearance or stripping-out) taking place, a full photographic record of the building must be undertaken. The record must be approved by the Local Planning Authority before being deposited with the regional Historic Environment Record.

Condition (06) has been discharged under application 14C245B/VAR.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(07) The development shall proceed in accordance with the following, submitted under reference 14C245B/VAR, and in accordance with the requirements of the conditions as imposed:

Location Plan	Received on 1/6/18 submitted with planning application 14C245B/VAR
Proposed Block Plan	Submitted with planning application 14C245A
Proposed Floor Plan	Submitted with planning application 14C245A
Proposed Elevations	Submitted with planning application 14C245A
Green Man Ecology Preliminary protected Species Survey	received 20/11/15 submitted with planning application 14C245A
Datrys Structural Report	December 2015 submitted with planning application 14C245A

Reason: To define the scope of this permission.

Refuse

(Variation to condition (07) (As approved plans)

(01) The Local Planning Authority considers that the proposal would fail to respect original features and character of the existing building and therefore the proposal conflicts with the requirements of Policy TAI7 of the Joint Local Development Plan and advice contained

within Planning Policy Wales (Edition 9) and advice contained within Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.

Proposed Elevations (Amendments)	Received 01/06/2018 submitted with planning application 14C245B/VAR
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In addition the Head of Service be authorised to add to, remove or amend 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.

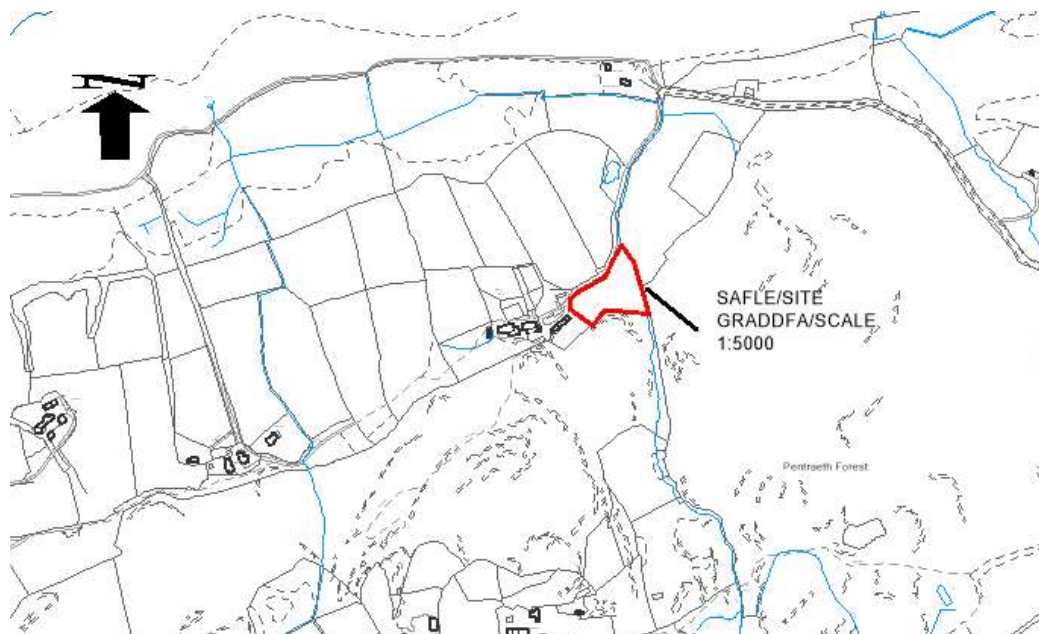
Rhif y Cais: **42C135F/VAR** Application Number

Ymgeisydd Applicant

Mrs Libby Bricknell

Cais o dan Adran 73 i ddiwygio amod (11) (cynlluniau a gymeradwywyd) o ganiatâd cynllunio rhif 42C135C (Cais cynllunio hybrid: Cais amlinellol gyda'r holl wybodaeth o fynedfa, edrychiad, tirlunio, gosodiad a graddfa ar gyfer codi bloc stablau. Cais llawn ar gyfer gosod 4 pod gwyliau a man parcio) er mwyn diwygio dyluniad y podiau a gosodiad y maes parcio ynghyd a rhyddhau amod (09) (cynllun tirlunio) yn / Application under Section 73 for the variation of condition (11) (approved plans) of planning permission reference 42C135C (Hybrid application: Outline application with full details of access, appearance, landscaping, layout and scale for the erection of stable block. Full application for 4 holiday pods and car parking) so as to amend the design of the pods and the car parking layout and discharge condition (09) (landscaping scheme) at

Coch y Meiri, Wern y Wylan, Llanddona



Planning Committee: 25/07/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan in which the Local Planning Authority is minded to approve.

1. Proposal and Site

The application is made under Section 73 for the variation of condition (11) (approved plans) of planning permission reference 42C135C so as to amend the design of the pods and the car parking layout and the submission of details to discharge condition (09) (landscaping scheme) at Coch y Meiri, Llanddona.

The extant Hybrid application: Outline application with full details of access, appearance, landscaping, layout and scale for the erection of stable block together with a full application for 4 holiday pods and car parking was approved on the 20/02/2017 under reference number 42C135C.

2. Key Issue(s)

The applications key issue is the existence of the fall-back position and the relatively minor nature of changes proposed.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

TWR3 – Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

ISA1 – Infrastructure Provision

PS5 – Sustainable Development

AMG1 – Area of Outstanding Natural Beauty Management Plans

Supplementary Planning Guidance “Design Guide for the Urban & Rural Environment”

4. Response to Consultation and Publicity

Community Council – Requested that the original conditions remain as part of the any approval.

Local Member (Margaret Murley Roberts) – No response

Local Member (Vaughan Hughes) – No response

Local Member (Alan Roberts) – No response

Landscape Adviser – Following receiving amended plans the proposal complies with local development plan policies.

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an

advert within the local press. The latest date for the receipt of representations is the 25/07/2018. At the time of writing this report no representations had been received at the department following the publicity period.

5. Relevant Planning History

42C135 - Retention of the extension on the dwelling at Coch Y Mieri, Wern Y Wylan, Llanddona. Approved 7/2/1997.

42C135A/LUC - Application for a Lawful Development Certificate for the existing use of the extension to the main dwelling as a separate permanent residence, use of land and buildings for equestrian use and use of static caravan and chalet for holiday use at Coch y Meiri, Llanddona. Approved 22/10/2015.

42C135B/SCR - Screening opinion for holiday pods and the erection of a building for horses at Coch y Mieri, Wern y Wylan, Llanddona. EIA not required.

42C135C - A hybrid planning application proposing:- Outline application with full details of access, appearance, landscaping, layout and scale for the erection of a stable block. Full application for the siting of 4 holiday pods and car parking at Coch y Mieri, Wern y Wylan, Llanddona. Approved 20/2/2017.

42C135D/MIN - Minor amendments to scheme previously approved under planning permission 42C135C so as to amend the design of the pods at Coch y Mieri, Wern y Wylan, Llanddona. Approved 1/8/2017.

42C135E/MIN - Minor amendments to scheme previously approved under planning permission 42C135C so as to amend the parking layout at Coch y Mieri, Llanddona. No decision to date.

6. Main Planning Considerations

The principle of development has already been established under planning application 42C135C.

Joint Local Development Plan

Since the application is located within the Areas of Outstanding Natural Beauty (AONB) the application is considered contrary to Policy TWR3 (Static Caravan and Chalet sites and Permanent Alternative Camping Accommodation) of the JLDP. However, the fact that an extant permission exist at the site is material for the determination of this application.

Discharge the Requirements of Condition 09

The landscaping plan submitted with the application is considered acceptable, complies with policy PCYFF4 of the JLDP and subsequently discharges the requirements of condition 09.

Variation of Condition 11

Condition 11 of planning permission 42C135F list a set of plans in which the proposed development should carried out.

Amended plans have been submitted as part of the proposal which seeks to vary the design of the proposed pods and associated parking spaces. The proposed variations are considered relatively minor and will not have a detrimental impact upon the Areas of Outstanding Natural Beauty to such a degree it would warrant refusal of the application.

7. Conclusion

The application is contrary to Policy TWR3 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission.

It is considered that the previous extant application 42C135C is likely to be implemented and the proposed variations and details submitted are acceptable to vary and discharge the relevant conditions.

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

Approve

(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) Following implementation of this permission no part of the planning unit as identified outlined in blue on drawing reference L101 in the planning application shall be used as a caravan site or for the siting of any chalet type construction.

Reason: To define the scope of this permission.

(03) Immediately following the implementation of this permission the use of the residential/holiday unit attached to the existing barn as outlined on drawing reference L101 shall cease.

Reason: To define the scope of this permission.

(04) The holiday units shall be occupied for holiday purposes only; the holiday units shall not be occupied as a person's sole or main residence; the owners/operators shall maintain an up to date register of the names of all occupiers of individual units on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To define the scope of this permission.

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

Reason: This part of the permission is given in outline form only.

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

Reason: This part of the permission is given in outline form only.

(07) The barn hereby approved shall be for the private use of the occupiers of the main dwelling and those occupying the holiday units.

Reason: In the interests of highway safety.

(08) A passing bay shall be provided along the highway leading to the site in a location to be agreed in writing with the Local Planning Authority. The passing bay shall be completed to

the written satisfaction of the Local Planning Authority prior to the commencement of any other works.

Reason: In the interests of highway safety.

(09) Notwithstanding the submitted plan no consent is hereby given for any alterations, repositioning or works to the public footpath which abuts the site.

Reason: To define the scope of this permission.

(10) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 42C135C & 44C135F/VAR.

Date Received	Drawing Number	Plan Description
24/10/2016	TB1 01B	Site Sections
16/05/2018	B1 02 C	Pods – Proposed
16/05/2018	B1 02	Pods - Proposed
24/10/2016	B1 01A	Stable Block - Proposed
16/05/2018	SB1 01F	Site Plan
24/10/2016	SP1 01	Site Plan - Existing
24/10/16	L1 01	Location Plan
02/07/2018	18/13/PP/01	Landscaping Plan

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.

