

Application Reference: 14C257

Description: Cais amlinellol ar gyfer codi annedd fforddiadwy yn cynnwys manylion llawn am y fynediad i gerbydau a draenio gyda'r holl faterion eraill wedi eu cadw yn ôl ar dir ger / Outline application for the erection of an affordable dwelling together with full details of the vehicular access and drainage with all other matters reserved on land adjacent to

Site Address: Cefn Trefor, Trefor



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Refusal

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 7th November, 2018 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposed dwelling fits into the area and will not look out of place.
- The applicants are local to the area as the application site is within Canolbarth Mon ward where they were brought up and so the proposal complies to Criterion 4 of the Policy.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that: "Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that; "The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

-The proposed dwelling fits into the area and will not look out of place.

It is not considered that the proposed dwelling complies with criteria 3 or 4 of Policy TAI 6 which states that the development is of a scale that is consistent with the character of the settlement. The proposed scale of the development as follows:

Between 5-6m wide
Between 6-7m long
Between 7-9m high

The properties immediately next door and adjacent to the application site are single storey cottages and, where two storey, are very low to eaves and of a smaller scale than the proposal. It is not considered that a 9m high dwelling will be consistent with the character of the settlement and fails to meet this criteria. To meet criteria 3 the proposed dwelling would need to be reduced to respect other dwelling heights in the immediate vicinity.

Criteria 4 of Policy TAI 6 states that the proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement. The proposal fails to meet this criteria as a 9m high dwelling will create an intrusive feature in this location bearing in mind the immediate properties are single storey cottages.

-The dwelling would be within the Canolbarth Mon Ward.

The members considered that the application site was within the Canolbarth Mon Ward; therefore, considered that the applicant complied with the definition of local.

The Glossary of terms defines local need in clusters as follows.. 'people in need of an affordable dwelling who have resided within the cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres/Village.

It is therefore not considered that the application site being located within the Canolbarth Mon Ward complies with the definition of local need as defined within the glossary of terms. Therefore it is not considered the applicant complies with criteria 1 of TAI 6.

The Joint Local Development Plan has a clear definition of local need. The committee's definition does not correspond and by introducing a different definition to support this application the committee risks further ad hoc decisions contrary to the development plan it has recently adopted.

Conclusion

It has been shown above that the reasons for refusal given by officers are clear cut and can be weighted to such an extent that a refusal of this application could be defended at an appeal.

Recommendation

Refusal

(01)The local planning authority considers that the development would be contrary to the provision of Policy TAI6 and PCYFF1 of the Joint Local Development Plan.

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.