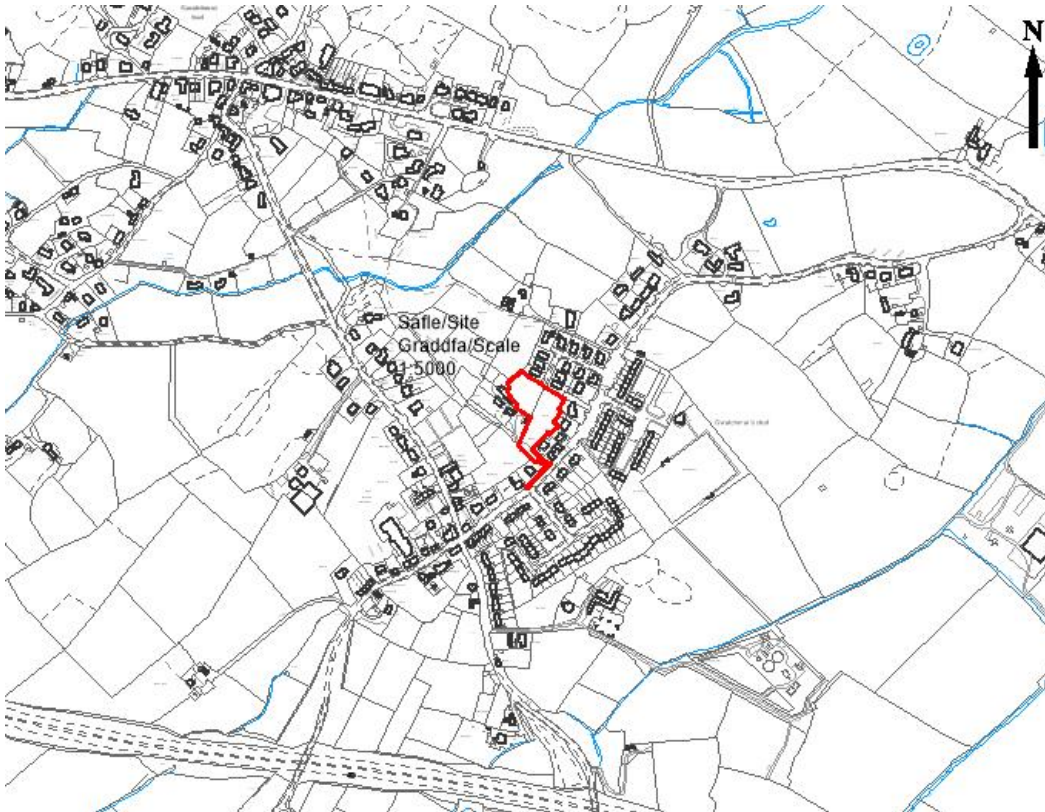


Application Reference: FPL/2018/42

Applicant: B.C. Services (Anglesey) Ltd

Description: Cais llawn i godi 8 o anheddau marchnad a 2 o anheddau fforddiadwy, creu mynedfa newydd a ffordd i gerbydau ynghyd â gwaith thirlunio meddal a chaled ar dir ger / Full application for erection of 8 market and 2 affordable dwellings, construction of a new vehicular access and road together with soft and hard landscaping on land adjacent to

Site Address: Llain Delyn Estate, Gwalchmai



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Heb Benderfyniad / Not yet Determined

Reason for Reporting to Committee

The planning application has been called to the planning committee by the local member. Members resolved at the Planning Committee the 5th June 2019 to convene a site visit and this was convened on the 19th June 2019.

Proposal and Site

The application site comprises a predominantly greenfield site with part of which can be described as comprising previously developed land. To the north of the development there is an existing estate at Llain Delyn which comprise bungalows with tiled roofs. In the vicinity of the development there is a mixture on

single and two storey houses, predominantly rendered and with a mixture of slated and tiled roof properties present.

The application site is bounded to the south east by the rear of properties facing Crown Street. To the south there is an access track leading from the doctor's surgery on Crown Street which serves a number of properties including Ysgubor Esgob, this track comprises part of a Public Right of Way. Ysgubor Esgob is generally at a lower level than the application site and has a number of boundaries with the application site with trees and hedges present along sections. On one of these boundaries there is an existing building which appeared to be being used for domestic storage directly abutting the boundary.

The proposal is made for 10 residential units two of which would be affordable. The mix of housing types comprises 2 one bedroom bungalows, 2 two bedroom bungalows, 4 two bedroom houses and 2 three bedroom houses. Vehicular access to the development is via the existing Llain Delyn cul de sac estate road which leads to Crown Street. As part of the proposal a private vehicular access onto the proposed estate road from Ysgubor Esgob has been provided. A proposed open space is provided to the as a part of the development to the north west amounting to an area of around 490m². Externally the proposed development would have a slated roof, self-coloured render walls, UPVC windows and timber boarding.

Key Issues

- Principle of Residential Development
- Relationship with Adjacent Properties
- Highway Considerations and Sustainable Transport
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017)

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 6: Water Conservation

TAI 3: Housing in Service Villages

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

Technical Advice Note (TAN): Planning and Affordable Housing (2006)

AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10, December 2017)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance Affordable Housing (2004)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"

Supplementary Planning Guidance Parking Standards (2008)

Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)

Supplementary Planning Guidance Housing Mix (October 2018)

Response to Consultation and Publicity

Gwasanaeth Addysg / Education Service: Would seek contributions of £22,049.58 towards accommodating additional pupils at Ysgol Y Ffridd.

Cynghorydd Nicola Roberts: No observations received.

Cynghorydd Dylan Rees: No observations received.

Cynghorydd Bob Parry: Called the planning application to committee because of local concerns regarding the access.

Cyngor Cymuned Trewalchmai Community Council:

- Access to the site through Llain Delyn: The road is not wide enough for 20 vehicles. If a car was parked on the side of the road it would not be possible for another to pass
- Two storey height: This is out of character with the existing estate at Llain Delyn which is all single storey.
- Green open space: Who would be responsible for retaining and maintaining this area?, the area could be used for anti-social behaviour as young people could congregate there, there is no need for additional children's play area as there is already one present at Llain Delyn in addition to a football pitch, the green open space would impair on the privacy of houses which back on to the green open space.
- Education: The estate could have an impact on the language and ethos in the adjacent primary school.
- Health: Consideration should be given as to whether the local surgery can cope with the additional demand as a result of the development
- Construction duration: Lorries should not be allowed to enter the development between 9.00am and 3.00pm so as to ensure the safety of children walking to the primary school. It should also be ensured that the estate has a Welsh name.
- Parking: One bedroom dwellings, one parking space is not sufficient, there should be 2.
- Need: Is there need in the village for houses?

Priffyrdd a Trafnidiaeth / Highways and Transportation: Conditional permission.

Strategol Tai / Housing Strategy: Have detailed the mix of housing types required based on the Housing Waiting List and the Tai Teg Affordable Housing Register and confirmed that the mix align with need indicated in these. Have also confirmed that a housing survey was undertaken in the area in 2017 and that the mix of the proposed development accords with the results of this survey. It is also confirmed that this is Grwp Cynefin development and the development will comprise a mix of social rented and intermediate rent. The Housing Service confirms that they support the development and that the mix is acceptable. In addition it is confirmed that plots 1 and 2 should be identified for social rented purposes as part of the legal agreement requiring affordable housing.

Swyddog Llwybrau / Footpaths Officer: – No comment.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit:

- The site is within the development boundary but not allocated for a specific use in the JLDP. Policy PCYFF 1 and Policy TAI 3 support residential development on windfall sites within development boundaries.
- Policy TAI 15 seeks an appropriate provision of affordable housing. The proposal meets the criteria for an affordable housing contribution.
- Policy TAI 8 requires an appropriate housing mix to improve the balance of housing in the community.

- Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal.
- You will need to be satisfied that the proposal complies with these Policies as well as more generic policies that relate, e.g. to design, landscaping, vehicular access.
- As part of the application an area of 490m² of public open space is to be provided on site to meet the needs identified in this assessment although the proposed area will not incorporate any play equipment. I note that the Community Council has stated that they do not wish to see further equipped playing areas in Gwalchmai and on this basis the informal play area proposed would comply with policy ISA: 5.

Adain Dechnegol (Draenio) / Technical Section (Drainage): The drainage plans presented on 08/04/2019 appear sufficient to manage surface water run-off from the proposed development.

Ymgynghorydd Treftadaeth / Heritage Advisor: The nearest heritage assets are the grade II listed Jerusalem Chapel and Ty Capel both situated some 90m to the south west. It is not anticipated that the proposed development would impact on the setting of these heritage assets.

Ymgynghorydd Tirwedd / Landscape Advisor: Retention of the hedgerow (as now clarified) helps with satisfaction of relevant criteria from PCYFF 4 ad AMG 3 with regard to integrating a development and retention of landscape features.

Ymgynghorydd Ecologol ac Amgylcheddol / Ecological and Environmental Advisor: Advice provided on the conditioning of ecological mitigation measures. Confirmed that the proposed areas of hawthorn planting will benefit biodiversity bearing in mind the Council's duty under the Environment Wales Act 2016 to seek to maintain and enhance biodiversity in the carrying out of its functions).

Dwr Cymru Welsh Water: Have indicated that there is the possibility that there is an uncharted public sewer crossing into the application site and that an easement of 3 metres will be required and an informative on this is recommended. Conditional permission recommended specifying the discharge point of foul drainage to the public sewer.

Ministry of Defence: No safeguarding objections.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections subject to adherence to the mitigation measures in the ecological report accompanying the planning application including listing the report in the approved plans and advice is also provided in relation to waste produced in the development.

Iechyd yr Amgylchedd / Environmental Health: Considerations in relation to working hours, pneumatic rock machinery and the burning of waste are described.

Betsi Cadwaladr University Health Board: A scheme of 10 houses which should accommodate about 40 people should not impact adversely on the local health services.

The planning application has been advertised in the press as a major planning application affecting a Public Right of Way, site notices were posted and adjacent properties were notified in writing. Amended plans were received in the course of processing the planning application which essentially amended landscaping and boundary details along the boundaries of the development. The notification period for the latest amended plans expires on the 23.01.2019. At the time of writing one objection has been received on the following grounds:

- No response received from the agents following representations which were made during the pre-application consultation process.
- Concern expressed regarding the impact of the development on retaining, dry stone walls and buildings along the boundaries of the writer's property.
- Concern expressed regarding the potential obstruction and safety implications of the usage of the private access adjacent leading from the doctor's surgery at Crown Street for construction traffic purposes.
- Contended that two storey houses would be out of character.
- Indicated that two storey houses and associated fencing would be overpowering.

Relevant Planning History

48C168 Full application for the erection of two dwellings together with the construction of a new vehicular access, disposed of 08.04.2009.

48C168A Outline application for residential development, withdrawn 02.02.2018.

Main Planning Considerations

General Considerations The proposal comprises a major planning application and the applicant has undertaken pre-application consultation and publicity under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Principle of Development The enquiry site is located on an unallocated site within the settlement boundary of Gwalchmai under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable under the provisions of TAI 3 provided that the size, scale type and design of the development corresponds with the settlements character, and this material consideration is assessed in the next section of the report.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of the development amounts to 24 dwellings per hectare and whilst this is slightly lower than expected this is considered acceptable given the density of the development in the locality, the need to provide a green open space, surface water attenuation measures, residential amenity and landscape considerations which are considered in more detail in the report below.

Policy TAI 8 of the JLDP in essence requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of the housing was described in the introduction and comprises one, two and three bedroom bungalows and houses on a social rented and intermediate rent basis. Policy TAI 15 further requires that part of the proposed development is provided for affordable housing purposes and in Gwalchmai this equates to 20% of the overall number of units which equates to 2 units. As explained in the consultation section of this report the council's Housing Service have confirmed that the mix of the proposed development is acceptable.

The community council have questioned the need for housing development in Gwalchmai. The council's JPPU have confirmed that over the period of the JLDP that 40 residential units would be expected to be constructed in Gwalchmai with twelve of these units on windfall sites such as this, further that this capacity currently exists such that the development is acceptable in these terms. On this basis a Language Statement would currently not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Gwalchmai.

Relationship with its Surroundings The proposal should comply with guidance in the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts on existing properties adjacent. Based on this guidance and the circumstances of the site which includes the presence of an outbuilding on the boundary with an adjacent property it is considered that the relationship of the development with surrounding residential properties is considered acceptable. The assessment includes consideration of the impact on Ysgubor Esgob at a lower level and amended plans were submitted providing additional landscaping and setting the proposed fencing back from the boundary of this existing property to mitigate impacts of the development. There are also existing trees and hedges on the boundary between Ysgubor Esgob and the development which will screen view between the existing and proposed development. Any impacts on retaining structures along the boundaries would be a civil provision which could be subject to the Party Wall Act and an informative on this basis has been recommended.

To mitigate the impact of construction work on the amenities of adjacent residential properties a Construction Environmental Management Plan "CEMP" has been recommended as part of the planning conditions, this will regulate matters such as working hours, dust and noise.

The community council state that the proposed development is out of character with the existing estate at Llain Delyn which are all single storey. As explained in the introduction of the report there are also two storey properties in the immediate vicinity and on this basis the proposal which comprises a mixture of houses and bungalows is considered to accord with the character and appearance of this part of Gwalchmai Uchaf and therefore in alignment with material planning policies including PCYFF 2 and PCYFF 3.

Highway Considerations and Sustainable Transport Concerns have been received from the community council in relation to the adequacy of the access to the development in the construction and the operation of the development being applied for and the number of parking spaces proposed for the one bedroom dwellings. Concern is also expressed in objections regarding the potential obstruction and safety implications of any usage of the private access leading from the doctor's surgery at Crown Street for construction traffic purposes.

The council's Highways Section having considered these objections and raise no objections to the proposal. In terms of the potential impacts of construction on the Llain Delyn Estate and the track leading from Crown Street a Construction Traffic Management Plan is recommended whereby the matters such as routing and parking will need to be agreed, and the development thereafter will need to be constructed in accord with these details.

In terms of parking numbers being inadequate PPW 10 advocates the use of maximum as opposed to minimum standards and one space is considered adequate for these house types. The application site is also located in a service village under the provisions of policy TAI 3 which provide the service needs of their population and the hinterland which will be accessible by walking. The development is also located on the main bus service from Holyhead to Bangor and the application site is considered to be located in a sustainable location on the context of Anglesey such that services will be accessible by non-car modes.

Ecology and Biodiversity The planning application is accompanied by an ecological assessment which consider the effects of the development on protected species and includes mitigation measures in the construction and following the completion of the development. As detailed in the consultation response the council's Ecological and Environmental Adviser is satisfied with the proposed development subject to planning conditions to mitigate the presence of protected species such as slow worms and bats.

The provision of bat boxes on the houses and the landscaping scheme proposed particularly along the western boundary as detailed in the comments of the EEA would include indigenous species would provide an enhancement of the type required under the Environment (Wales) Act 2016 as

Other Matters Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. Comments are provided by the JPPU which indicate that the green area provided as part of the development will meet the identified deficiency and a legal agreement has been recommended to ensure that this area is retained and maintained for these purposes. In response to the comments of the community council the applicant has confirmed that the green open space will be maintained by way of a management and maintenance agreement whereby residents of the development would be collectively responsible for the area. No play equipment will be provided in the area. Any anti-social behaviour would need to be controlled by the police and is it is not a consideration which leads to an objection in planning terms. Fencing and landscaping around the area would also regulate any impact on the residential amenities of adjacent residential properties and these matters would be controlled via a planning condition.

In terms of foul drainage Welsh Water are content for foul drainage to be discharged to the public sewer at the point specified in their comments. The routing of this foul drainage connection is via the private

track leading from Crown Street which serves a number of residential properties and is Public Right of Way. Consideration of the construction impacts of the development on these interests will be secured by way of the CEMP recommended in the planning conditions.

Surface water drainage would be disposed of via a blanket soak-way and the council's drainage advisers consider that these arrangements are acceptable.

The impact of additional residents from the development on the local primary school and the nearby doctor's surgery are raised by the community council. As explained in the consultation section of this report the education service are content subject to the requirement for a financial contribution towards accommodating additional pupils estimated to be generated by the development. The Betsi Cadwaladr University Health Board were also consulted and they do not consider that a development of 10 houses will impact adversely on the local health services.

Conclusion

In summary the proposal for 10 residential units on this windfall site aligns with material policies and is acceptable having weighted the material considerations described in the report. In reaching this conclusion the comments of the community council and objections received have been assessed but do not lead to a recommendation of refusal.

Recommendation

That planning permission is approved subject to the completion of a legal agreement containing the following obligations.

Education – A financial contribution of £22, 049.58 towards accommodating the additional pupils estimated to be generated by the development at Ysgol y Ffridd, Gwalchmai.

Affordable Housing – That plots 1 and 2 of the development hereby approved are provided for social rented tenure.

Open Space – The areas identified on the proposed plan as an Open Space shall be provided for use for these purposes in accordance with a timetable to be approved in writing by the local planning authority and thereafter retained for these purposes. The maintenance and long term management of this green open space shall be in accordance with the management & maintenance agreement provided under cover of the agent's email of the 27.03.19.

Thereafter that planning permission is granted subject to the following planning conditions.

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Location Plan A-01-01 rev 02

Proposed Site Layout A-01-02 rev 09

2P1B Bungalow Elevations A-31-02 rev 03

2P1B Bungalow Floor Plan A-31-01 rev 01

2P1B Kitchen and Bathroom Plan A-31-03

3P2B Bungalow Elevations A-30-02 rev 02

3P2B Bungalow Floor Plan A-30-01

3P2B Bungalow Kitchen and Bathroom Layouts A-30-03

4P2B House Elevations A-32-02 rev 02

4P2B Kitchen, Bathroom and WC/SH Layouts A32-03
4P2B Semi Detached Dwelling Floor Plans A-3201
5P3B House Elevations A-33-02 rev 02
5P3B Kitchen, Bathroom and WC/SH layouts A-33-02
5P3B Semi Detached Dwelling floor plans A-33-01
Blanket Soakaway Plot 5&6 11/09/18
Blanket Soakaway Plot 3&4 11/09/18
Blanket Soakaway Plot 1&2 11/09/18
Crate soakaway calculations Gwalchmai 18/09/18
Crate soakaway calculations Plots 7-10 for Gwalchmai 18/09/18
1809-2018 (blanket soakaway details)
Email 13/04/2019 Alun Owen
Preliminary Ecological Appraisal (September 2018)
Yorke Associates Ecological Consultants
Water Conservation Statement September 2018 A.L.I. Building Design Ltd

Reason: To ensure that the development is implemented in accord with the approved details.

(03) Notwithstanding the details shown on drawing number A-01-02 rev 09 no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

Reason For the avoidance of doubt and to ensure a satisfactory form of development.

(04) No development shall commence until full details of all external materials (including roofing materials) and finishes (which shall include such details for all building(s)), Hard Landscaped Areas, engineering operations and all other works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to in the completion of the development hereby approved. Hard Landscaped Area means drives, paths and other permeable or hard surfaced areas.

Reason: In the interests of visual amenities of the locality.

(05) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 1, 2, 3, 4, 5 and 6.

Reason In the interests of the amenities of the existing residential properties in proximity.

(06) Notwithstanding the details shown on drawing number A-01-02 rev 09 no development shall take place until a scheme indicating all of the proposed means of enclosure around and within the application site whether by means of walls or fences and a timetable for the construction or erection thereof has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected in accordance with the details approved under the provisions of this condition and shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of adjacent residential properties.

(07) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees and hedges has been submitted to and approved

in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees and hedges to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason In the interests of visual amenities and biodiversity of the locality.

(08) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason In the interests of visual amenities of the locality

(09) The application site shall be developed strictly and entirely in accord with the Preliminary Ecological Appraisal (September 2018).

Reason: In the interests of ecology.

(10) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

- The sustainability of the construction methods to be employed;
- Full specification(s) of external lighting (if any)
- Working hours during the construction
- Dirt and dust control measures and mitigation
- Noise, vibration and pollution control impacts and mitigation;
- Water quality and drainage impacts and mitigation.
- Precautionary reasonable avoidance measures "RAMS" for protected species.
- Existing hedge and tree protection measures.
- Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.
- Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(11) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan "CTMP". The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;**
- (iii) Measures to minimise and mitigate the risk to road users especially along the existing Llain Delyn Estate and the private track within the south western part of the applications site including non-motorised users;**

- (iv) The arrangements to be made for on-site parking for personnel working on the site and for visitors;**
- (v) The arrangements for loading and unloading and the storage of plant and materials;**
- (vi) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The construction of the development shall be completed in accordance with the approved CTMP.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(12) 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 order to ensure that the development does not lead to any road / parking problems.

(13) The estate road(s) hereby approved 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 development of the development whichever is the sooner.

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

HA1 The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

HA2 Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

HA3 The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

HA5 If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

Welsh Water have indicated that there is the possibility that there is an uncharted public sewer crossing into the application and that an easement of 3 metres may be required. You are advised to contact Welsh Water to discuss this matter.

(14) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements, Anglesey' (copy attached to this decision notice).

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

(15) Development work will not commence until the arrangements for the provision of a management and maintenance scheme regarding the road system, the footpaths and the surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details must include the adoption arrangements by any public authority or statutory undertaker or other arrangements to ensure that the plan will be implemented and maintained throughout its lifetime.

Reason: In order to ensure satisfactory and safe development.

(16) The site shall not be occupied until a sustainable drainage system for the site has been completed and fully operational in accordance with the drainage details shown on the drainage design drawing presented on 08/04/2019 (ref: Adjacent Llain Delyn, Gwalchmai 1809-2018).

Reason To ensure that the surface water drainage system is satisfactory and operational.

(17) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at/ or downstream of manhole chamber reference SH39752801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

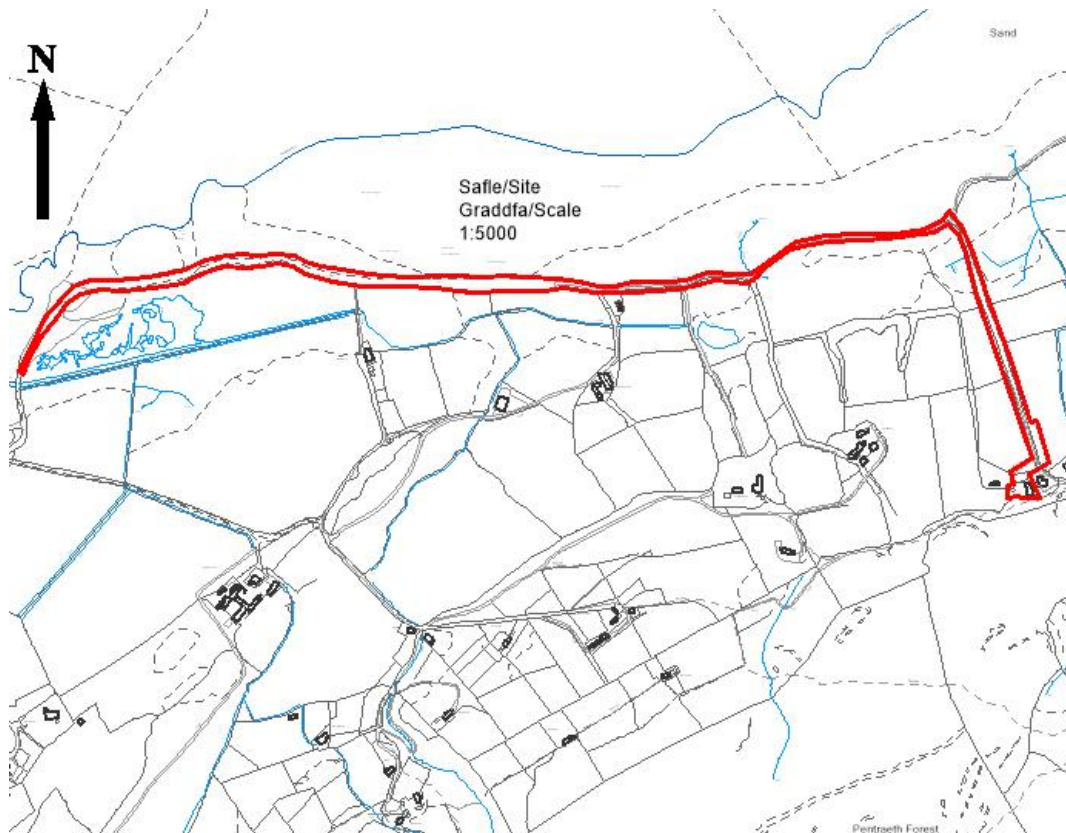
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/31

Applicant: Mr & Mrs A Davies

Description: Cais llawn ar gyfer newid defnydd adeilad allanol yn uned gwyliau ynghyd a gosod tanc septig newydd yn / Full application for the conversion of an outbuilding into a holiday letting unit together with the installation of a new septic tank at

Site Address: Ty Mawr, Pentraeth



Report of Head of Regulation and Economic Development Service (Sion Hughes)

Recommendation: Gwrthod / Refused

Reason for Reporting to Committee

The application was called in to committee by Councillor Ieuan Williams to ensure policy compliance.

At the committee meeting held on the 1st May, 2019, it was resolved that a site visit was required. The site visit took place on the 15th May, the Members are now aware of the site and its settings.

Main Planning Considerations

At its meeting held on the 5th June, 2019 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

The proposed development is justified and complies with Policies TWR 2 of the Joint Local Development Plan and TAN 23:Economic Development (2014) and will provide economic benefit to the area.

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;

i) The proposal complies with all relevant conversion policies.

The following policies would be classed as relevant for conversion applications:

TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan.

The policy states that the conversion of existing buildings into self-serviced holiday accommodation will be permitted providing they are appropriate in scale considering the site. The proposal is highly inappropriate in scale which retains only 377m³ of the existing building whilst building an additional 409m³ in order to make the building viable for use as a 4 bedroom holiday unit. These figures clearly show the scale of the proposal eclipses that of the existing building and thus highlighting the gross non-conformity with the policy. The proposal would also be inappropriate in the context of the location, as the mass of the building would dominate in the cluster of properties. This cluster of properties includes a recently approved replacement dwelling and two other dwellings; one of which being a small bungalow and the other a two storey traditional farmhouse. The mass of the proposal would be far greater than any of the properties within the cluster due to the excessive length and height the proposed extensions would add.

Technical Advice Note 23: Economic Development (2014)

Section 3.2 of TAN 23 relates to the re-use of existing rural buildings and states a positive approach to conversion is expected on the basis the following criteria is met:

- they are suitable for the specific use;
- conversion does not lead to dispersal of activity on such scale as to prejudice town and village vitality;
- their form, bulk and general design are in keeping with their surroundings;
- imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction;
- conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and / or architectural interest.

The previous figures are a clear indication that the building is not suitable for use as a 4 bedroom holiday unit as it would require extensions to be added to the building that would far eclipse the mass of the building to be retained. Accompanying reports have demonstrated the building is suitable for conversion however; the manner in which the applicant proposes to do so is unsuitable. The Authority would support an application for conversion of the building which requires less extensions that would be respectful in scale to the proportion of the building to be retained.

The building lies in the open countryside and requires major reconstruction which includes demolition of a large proportion of the existing building together with erecting 409m³ of extensions and retaining only 377m³ of the original building. The above would constitute major reconstruction of the building and therefore clearly contrary to the policy.

The Authority Heritage Advisor identified the building is not Listed, however is of local architectural and historical interest having been on the site before 1840. In light of the Heritage Advisors comments and in line with the latter points raised in TAN 23 it is the officers opinion that the demolition required under the scheme would see the loss of local historical and architectural interest identified by the Heritage Advisor. The large-scale increase in mass to the building would drastically alter the character of the building, resulting in the loss of its original character.

Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside.

The Authority SPG states the following:

'8.1 In the context of Policy TWR 2 together with Policy TAI 7 the building intended for conversion for alternative use should be suitable for the proposed use. No extensive extensions should be required to enable the development, the building in its current form (in terms of size) should be suitable.

8.2 Where it is possible to receive a strong justification, it will be possible to justify small additions in size as long as these additions have been designed in a way that is sensitive and in keeping with the original building. Any extensions should add value to the building in terms of architectural design as well as a wider contribution to the local environment.

8.3 Any addition should be fit for purpose and should not be an aspiration by the applicant to add luxury (e.g. play room, additional bedroom). The types of extensions considered to be suitable include a small foyer or small extension to the walls to create more practical space within the essential rooms (e.g. kitchen and bathroom)'

As previously stated, the building is not suitable for a 4 bedroom holiday unit as it requires extensive extensions to enable the building to be suitable. Whilst it is noted there is demand for holiday units to sleep larger groups, this is not a justification for such a large extension and as stated in the policy the building is not suitable for this many bedrooms. The extensions are an aspiration by the applicant to add luxury by providing additional bedroom which the building cannot provide in its current form or with a small extension.

ii) The proposed development would provide economic benefit for the area.

It is accepted that the proposal would provide economic benefit for the area; however, this economic benefit would still be present if the scale of the extension would be reduced to something acceptable in policy terms. The conversion of rural outbuilding to self serviced holiday accommodation is widely accepted and encouraged due to the economic benefit they bring but it must be done so in a manner that complies with policy, which this proposal does not due to the massive increase in scale.

Conclusion

The scheme would require major reconstruction and alterations which is contrary to national and local conversion policies and guidelines. Whilst the principle of conversion is widely accepted, the mode in which the scheme proposes to do so is considered unsympathetic and excessive. There is no objection to the conversion of the building and the department would be happy to support an application for a proposal which includes significantly smaller extensions which are respectful to the existing building. Due to the above mentioned issues and failure to take into account the reason for the previous refusal, the application is recommended for refusal. The approval of this application will set a dangerous precedent for future applications and inhibit the department's ability to enforce the relevant national and local conversion policies and guidelines.

Recommendation

(01) The proposed conversion and associated alterations by virtue of their size and scale would detract from the character of the existing building and appearance of the location which is identified as a designated Area of Outstanding Natural Beauty. The proposal as such would be contrary to PCYFF3, PCYFF 4 and TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan, Technical Advice Note 12: Design (2016), Technical Advice Note 23: Economic Development (2014) and Supplementary Planning Guidance: Design Guide for the Urban & Rural Environment.