

Application Reference: OP/2019/8

Applicant: Mr. John Jones

Description: Cais amlinellol gyda'r holl faterion wedi eu cadw'n ôl ar gyfer codi annedd ar dir yn / Outline application with all matters reserved for the erection of a dwelling on land at

Site Address: Tyn Pwll, Brynsiencyn



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the planning committee as the applicant is related to an elected member of the council.

Proposal and Site

The application site is located within the development boundary of Brynsiencyn. The plot of land is located down a narrow unclassified road which leads to a handful of other existing residential properties.

This is an outline application with all matters reserved for the erection of a dwelling on land at Tyn Pwll, Brynsiencyn.

Key Issues

The key issue is whether the development complies with relevant policies, whether the access leading to the site is adequate and whether the proposal would have a negative impact upon adjacent residential properties.

Policies

Joint Local Development Plan

PCYFF2 - Development Criteria
PCYFF3 - Design and Place Shaping.
TAI 4 - Housing in Local, Rural and coastal Villages
TRA2 - Parking Standards

Policy PCYFF 1: Development Boundaries

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru/Welsh Water	Conditional Approval
Adain Dechnegol (Draenio) / Technical Section (Drainage)	Standard Comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Cyngor Cymuned Llanidan Community Council	Support
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response

The application was advertised by means of placing a site notice near the site, neighbouring properties were notified in writing. The expiry date to receive representations was the 24th July, 2019. At the time of writing the report no letters had been received.

Relevant Planning History

None

Main Planning Considerations

Joint Local Development Plan

Policy PCYFF1 of the Joint Local Development Plan states that proposals within development boundaries will be approved in accordance with other policies and proposals of the plan.

Brynsiencyn is identified as a Local Village under the provisions of Policy TAI4. The policy states that proposals for open market housing in Local Villages will be granted provided they conform to the criteria of the policy.

It is considered that the upper and lower limits provided as part of the planning application is acceptable and the application site is within the development boundary of Brynsiencyn.

Highways

Access to the application site is gained via a narrow road leading up to High Street, Brynsiencyn. The Highways Authority has confirmed that the application site is located off a private un-adopted road which currently serves a number of other properties and as this application is for a single dwelling it will not generate a significant increase in traffic which would have a detrimental impact on the highway. Therefore they have recommended conditional approval.

Siting, Design, External Appearance, Landscaping and Amenity Considerations.

An approximate location of the dwelling is shown on the proposed block plan with details of upper and lower measurements. All other details have been reserved for future consideration.

The plot is located at a lower level than existing dwellings on the High Street. It is not considered that the erection of a dwelling in this location would have a negative impact upon the amenities of adjoining properties.

The design, external appearance and landscaping will be considered at the reserved matters stage.

Conclusion

The application site is within the development boundary of Brynsiencyn and complies with the requirements of Policy TAI 4. The Highways Authority has confirmed that they are satisfied with the proposal and the proposal complies with the requirements of TRA2.

Recommendation

(01) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(02) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: To ensure that the development is in the interests of amenity.

(05) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents

accompanying such application unless included within any provision of the conditions of this planning permission.

- Location Plan - END - 19-02 Rev A
- Block Plan - END - 19-01 Rev A

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

(06) No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

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.

(07) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, 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 type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(vii) The arrangements for loading and unloading and the storage of plant and materials;

(viii) 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 plan.

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

(08) 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: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) The car parking accommodation shall be completed in full accordance with the details hereby approved before the dwelling is occupied and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, TRA2 and TAI4

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.