

**Application Reference:** HHP/2020/37

**Applicant:** Mr Colin Davies

**Description:** Cais llawn i godi modurdy newydd i ddefnydd preifat yn/Full application for the erection of a private garage at

**Site Address:** Y Bwthyn, Llanddaniel



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

**Recommendation:** Gwrthod / Refuse

**Reason for Reporting to Committee**

The planning application has been called into the Planning Committee at the request of the Local Member as it is felt that the proposal complies with policies of the Joint Local Development Plan.

**Proposal and Site**

This is a retrospective application for the retention of a private garage at Y Bwthyn, Llanddaniel.

## Key Issues

The key issue is whether the proposed development complies with policies of the Joint Local Development Plan and whether the scale, height and appearance of the proposal is acceptable given its location within the open countryside.

## Policies

### Joint Local Development Plan

Policy PCYFF1 – Development Boundaries  
Policy PCYFF2 – Development Criteria  
Policy PCYFF3 – Design and Place Shaping  
Strategic Policy PS5 – Sustainable Development

Planning Policy Wales Edition 10  
Technical Advice Note 12: Design

## Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval requiring the use to be incidental to the main dwelling and not to be used as a business.
YGC (Ymgynhoriaeth Gwynedd Consultancy)	No response at the time of writing the report.
Dwr Cymru/Welsh Water	Standard Comments received.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No comments.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Standard Advice.
Cynghorydd Eric Wyn Jones	Requested that the planning application be presented to the planning committee for consideration as it is considered that the proposal complies with policies of the Joint Local Development Plan.
Cynghorydd Dafydd Roberts	No response at the time of writing the report.
Cyngor Cymuned Llanddaniel Fab Community Council	No objection.

Neighbours were notified of the development by individual letters, a site notice was also placed near the development. The expiry date to receive representations was the 26th February, 2020. At the time of writing the report 1 letter of objection had been received. The main reasons for objecting as follows:-

- There is a garage on the site already
- This is a commercial shed erected without planning permission
- Scale
- The site is of outstanding natural beauty and the building is a monstrosity
- Applicant removed trees and shrubs

## **Relevant Planning History**

HHP/2019/237 - Cais llawn i godi garej newydd i ddefnydd preifat yn/Full application for the erection of a private garage at - Y Bwthyn, Llanddaniel - [object Object] - Tynnwyd yn ôl / Withdrawn

## **Main Planning Considerations**

### **Policy Considerations**

Strategic Policy PS5: Sustainable Development states that development will be supported where it is demonstrated that it is consistent with the principles of sustainable development

Policy PCYFF1: Development Boundaries states that outside development boundaries development will be resisted unless it is in accordance with specific policies in the plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The policy aims to direct new development to sites or buildings within development boundaries. Development boundaries prohibit inappropriate development from being located in the countryside. Development in the open countryside will be subject to more control and mainly restricted to developments which require a location in the countryside.

Policy PCYFF2: Development Criteria sets out the priority criteria, not covered elsewhere in the plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development.

Policy PCYFF3: Design and Place Shaping states that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Policy AMG2: Special Landscape Area states that appropriate consideration should be given to the scale and nature of the development to ensure that there is no significant adverse detrimental impact on the landscape.

PPW Paragraph 3.4.6 states that new building in the open countryside away from existing settlements or areas allocated for development must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

Paragraph 5.5.2 of Technical Advice Note 12: Design states that 'good design will always be dependent on working with the natural constraints and the historic character and landscape and this should be the starting point from which the design of development evolves. The aim should be to achieve good design solutions which maximise the natural landscape assets and minimise environmental impact on the landscape.

Paragraph 6.1.6 states that the appearance and function of the proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications. Development that does not address the objectives of good design should not be accepted.

### **Justification for the proposed building**

The applicant confirms that the building is required to house classic vehicles and a large campervan owned by the applicant.

The vehicles are:-

- Campervan 9m long x 3.6m high
- Escort MK1 1973
- Land Rover S1 1956

- Land Rover S11 1966
- Land Rover S11 dormobile camper 1965
- 3 x Range Rovers 1974, 1979 and 1988

The applicant has confirmed that the vehicles are currently being stored in the owners yard elsewhere on the island. The applicant has also confirmed that not all of the vehicles would be stored in the proposed new garage and some would remain to be stored at the owners yard. The building would only be used to store the vehicles and for no other activity

During a recent site visit it was noted that the steel frame of the building had been erected; therefore, this is a retrospective application for the retention of the building. The building measures 13.8m long x 9.2m wide x 5.7m high and the construction of the building is a portal framed building with steel sheeting and 2 large Roller Shutter doors to the front elevation. The scale, height and appearance of the building is very industrial and is typical of what can be seen on industrial estates.

The proposed garage is higher and has a greater floor area than the main dwellinghouse known as Y Bwthyn. The main dwelling has a floor area of approx. 84.7 square metres and the proposed garage has a floor area of 126 square metres. Any new building within the curtilage of a dwellinghouse for ancillary use should be subservient to the main dwelling. The applicant has confirmed that the building needs to be 5.7 metres high as the applicant owns a large campervan measuring 3.6m high; however, the door height is 4.6m (a metre above the height of the campervan), this brings the ridge height of the building to 5.7m. Whilst the building may need to be high enough to accommodate the campervan, it does not require the remainder of the building to be at a height of 5.7m as the applicant will only be storing classic cars.

Consideration has been given to other buildings nearby. The neighbouring site has various steel portal framed buildings on the land, these buildings have been erected on site for a considerable time, the land is also used to store numerous buses. The neighbouring site is very untidy and the boundary of the site has been landscaped by leylandi trees, these trees are not native species and we would not encourage planting leylandi trees to screen a development within this rural setting.

Explanation text 6.2.9 of Policy PCYFF3 states that no two sites are the same and that the proximity of poor quality or indistinct development is not a justification for standard or poor design solutions.

Having considered the policy requirements it is considered that the proposal would be contrary to the provisions of Policy PCYFF1, PCYFF3 and Strategic Policy PS5 of the Joint Local Development Plan. Criteria 1 of the policy PCYFF3 states that proposals should complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment. Strategic Policy PS5 states that proposals should promote high standards of design that makes a positive contribution to the local area.

### **Special Landscape Area**

The application site is located within the Special Landscape Area known as 'Southern Anglesey Estatelands' Policy AMG2: Special Landscape Area states that appropriate consideration must be given to the scale and nature of the development to ensure that there is no significant adverse detrimental impact on the landscape.

Consideration has been given to whether the development would harm the special qualities of the Special Landscape Area. The application site is fairly concealed from a visibility point of view. It is considered that if the design, scale and materials were similar to a traditional domestic garage it would fit into the area much better.

## Highways

The Highways Authority has confirmed that they are satisfied with the development, providing the garage is used incidental to the main dwelling and not for any business use whatsoever. The applicant has confirmed that the use of the garage would be incidental to the main dwelling.

## Affect on Surrounding Residential Properties

It is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties. The shed will be hidden from view from the adjacent property known as Charabanc due to the existing garage and existing mature high trees on the boundary of the site. Other properties include Gelli Wen (located approx. 49m) away and Tyn Llidiart (located approx. 93m) away. It is not considered that the proposal will have a negative impact upon the amenities of Gelli wen or Tyn Llidiart due to the distance and intervening trees/hedges.

## Conclusion

The application site is located in the open countryside, Policy PCYFF1 aims to direct new development to sites or buildings within development boundaries. The application site is located in the open countryside and greater control is required to prohibit inappropriate development.

Strategic Policy PS5 states that proposals should promote high standards of design that makes a positive contribution to the local area. Policy PCYFF3 states that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Criteria 1 of this policy states that proposals shall complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment. It is not considered that the proposal complements or enhances the character and appearance of the site due to its industrial appearance, height and scale and therefore is contrary to Strategic Policy PS5, Policy PCYFF1 and Policy PCYFF3 of the Joint Local Development Plan.

## Recommendation

**(01) The Local Planning Authority considers that the proposed garage would fail to enhance the character and appearance of the site in terms of scale, height and appearance. The application site lies in the open countryside where development is strictly controlled from inappropriate development. It is considered that the proposal is contrary to Strategic Policy PS5, Policy PCYFF1 and Policy PCYFF3 of the Joint Local Development Plan, Advice contained within Planning Policy Wales Edition 10 and Technical Advice Note 12: Design.**

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.



## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Planning Policy Wales (Edition 10, December 2018)  
Technical Advice Note 12: Design (2016)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

### **Response to Consultation and Publicity**

Llangefni Town Council - No objections

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

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

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

A site notice was placed near the site. The expiry date for receiving representations was the 20/06/2020. At the time of writing this report, no letters have been received at the department.

### **Relevant Planning History**

34LPA121E/CC -Siting of a mobile classroom unit – 1/2/89 – GRANTED

34LPA121F/CC - Formation of a new synthetic hockey pitch, 4 lane running track, long jump pit, together with the erection of a 3m high perimeter fence and floodlighting – 9/4/01 – GRANTED

34LPA121G/CC - Erection of an extension to the South Elevation – 8/7/02 – GRANTED

34LPA121H/CC - Formation of a bus and car park – 22/6/05 – GRANTED

34LPA121J/CC - Alterations and extensions – 7/5/09 – GRANTED

34LPA121K/CC/SCR - Screening Opinion for the erection of a new school – 5/7/11 – EIA NOT REQUIRED

34LPA121M/CC/ECON - Re-location of Ysgol y Bont from Llangefni Industrial Estate onto the Ysgol Gyfun Llangefni Campus. Works to include the construction of a new Special Educational Needs School, together with relevant enabling works including the re-location of playing field, car park, modifications to site entrance and a covered games area – 18/10/11 – GRANTED

34LPA121N/CC - Variation of conditions (06) and (07) of planning permission 34LPA121M\CC\ECON - 3/8/12 – GRANTED

34LPA121P/CC - Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land 28/7/12 – GRANTED

### **Main Planning Considerations**

The application is for the erection of a 2 storey, flat roof extension on the south-eastern block of the school, in order to provide a lift for the school.

The extension will fit in with the existing building without having a negative impact upon the surrounding area.

Due to the location and distance of the extension from residential properties, it is not considered that the proposal will have a negative impact upon the amenities of neighbouring neighbours.

### **Conclusion**

The proposal is acceptable in policy terms; the extension will fit in with the existing building without harming the amenities of nearby residential properties.

### **Recommendation**

That planning permission is granted subject to the following planning conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

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

**(02) 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 & Block Plan - ED197-PL-SK-04 a**
- **Proposed Elevations - ED197-PL-SK-06**
- **Proposed Floor Plans - ED197-PL-SK-05**

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

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:

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.

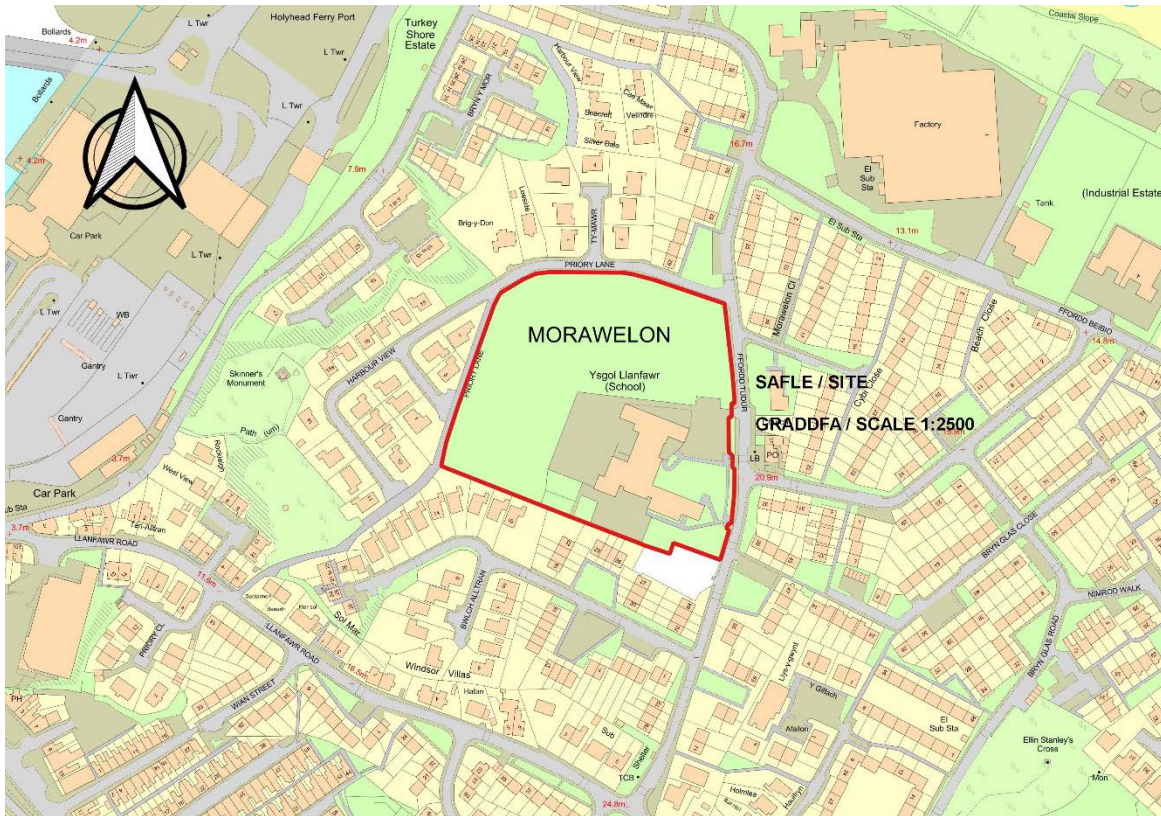


**Application Reference:** FPL/2020/70

**Applicant:** Director of Education, Skills and Young People

**Description:** Cais llawn ar gyfer estyniad yn cynnwys lifft llwyfan yn/Full application of an extension containing a platform lift at

**Site Address:** Ysgol Llanfawr School, Caerdybi / Holyhead



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Caniatáu / Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicant and the landowner.

**Proposal and Site**

The application is for alterations and extension so as to erect a 3 storey flat roof extension within a corner of the existing U-shaped building so as to provide a lift for the school.

## **Key Issues**

The applications key issue is whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 2: Development Criteria  
Policy ISA 2: Community Facilities  
Policy PCYFF 3: Design and Place Shaping  
Technical Advice Note 12: Design (2016)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

### **Response to Consultation and Publicity**

**Community Council** – No observation at the time of writing.

**Local Member (Cllr Robert Llewelyn Jones)** – No objection.

**Local Member (Cllr Glyn Haynes)** – No observation at the time of writing.

**Highways** – No observation at the time of writing.

### **Response to Publicity**

Site notice was placed near the site. The expiry date for receiving representations is the 20/06/2020. At the time of writing this report no letters were received.

### **Relevant Planning History**

19C1195/RE/SCO - Scoping Opinion - Barn sgopio ar gyfer y datblygiad cysylltiedig ar y glannau a'r lleoliad tirlenwi ceblau sy'n gysylltiedig â datblygiad arfaethedig Parth Datblygu Llanwol Morlais oddi ar arfordir Caergybi ar rhannau o / Scoping opinion for the on-shore associated develo - Caergybi ac Y Fali / Holyhead and Valley

19C771 – Application to determine whether prior approval is required for the removal of 3 existing equipment cabinets and the installation of 10 new equipment cabinets on Llabfawr Primary School, Holyhead – Proposal does not require permission of the LPA. 25/05/2001

### **Main Planning Considerations**

#### **Policy Considerations**

POLICY PCYFF2 sets out the priority criteria, not covered elsewhere in the Plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development. The policy also states that proposals should not impact on the surrounding areas amenities or on adjacent land. The proposed development will have little to no impact on the on the amenities of the surrounding area.

POLICY PCYFF3 states all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. The proposed development is considered to be a high quality of design and with the choices of materials will intergrate well into the existing buildings character and appearance.

POLICY ISA2 states that applications to enhance school facilities will be supported. The proposed development will enhance the schools accessibility for all members of the public but especially the children and staff that use the building from day to day.

The proposed development is to erect a 3 storey flat roof extension within a corner of the existing U-shaped building so as to provide a lift for the school.

The proposed extension is 2.1 metres width, 2.1 metres length and 9.4 metres in height. The siting and scale is considered acceptable within the corner of the 3 storey section of the school.

The proximity of the proposed development to neighbouring residential properties is considered more than adequate so as not cause any negative impact.

The extension will be rockclad cladding panels and white render to match the existing render. This appearance is considered acceptable and would not detract from the existing buildings appearance.

The 3 storey section of the existing school does not have an existing lift and the proposed development will provide greater accessibility to people using the school.

### **Conclusion**

It is considered that proposed development is acceptable in policy terms, improve the buildings accessibility and the extension will integrate well into the existing building's character and appearance.

### **Recommendation**

That planning permission is granted. 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.

#### **(01) The development shall begin not later than five years from the date of this decision.**

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

#### **(02) 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 FPL/2020/70.**

- **Proposed Location & Block Plan – ED198-PL-SK-04 Revision A**
- **Proposed Floor Plans – ED198-PL-SK05**
- **Proposed Elevations & Section – ED198-PL-SK-06**

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

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.