

Rhif y Cais: 16C119B Application Number

Ymgeisydd Applicant

Mr Neil Forrest Owen
Pen yr Orsedd
Engedi
Ynys Môn
LL65 3SD

Cais llawn ar gyfer codi adeilad ar gyfer darparu
gweithdy a swyddfa yn

Full application for the erection of a building to
provide a workshop and office at

Pen yr Orsedd, Engedi



Planning Committee: 02/10/2013

Report of Head of Planning Service (AMG)

Recommendation:

Refusal

Reason for Reporting to Committee:

At the request of the Local Member and the applicant is related to a Councillor.

1. Proposal and Site

The site is located within the countryside on the outskirts of Engedi.

The proposal entails the erection of a building to provide a workshop and office at Pen yr Orsedd, Engedi.

2. Key Issue(s)

The key issues to consider are whether the principle of development is acceptable in this location and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 23 – Public Transport

Policy 26 – Car Parking

Policy 31 – Landscape

Policy 32 – Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy B1 – Employment Generating Developments

Policy B2 – Employment

Policy B7 – Development Which Has Specific Locational Requirements

Policy B8 – Small Scale Employment

Policy B9 – Rural Economy

Policy D4 – Location, Siting and Design

Policy D20 – Environment

Policy D29 – Standard of Design

Policy D32 – Site Configuration and Landscaping

Policy FF12 – Transport

Stopped Unitary Development Plan

Part One Policy 1 – Employment

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP2 – Protection of Employment Land

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EN1 – Landscape Character Areas

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 6: Planning for Sustainable Rural Communities

Technical Advice Note 12: Design

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Bob Parry – Local need for craftsmen, particularly working from home. Locating to an industrial estate would be too costly for the applicant.

Councillor Dylan Rees – No response received at time of writing the report.

Councillor Nicola Roberts - No response received at time of writing the report.

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

Welsh Water - No response received at time of writing the report.

Highways – Comments.

Environmental Health – No observations.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations was the 15th August 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

16C119 - Partial demolition together with alterations and extensions to Pen yr Orsedd, Engedi – Approved 12/09/1994

16C119A - Alterations and extensions to Pen yr Orsedd, Engedi – Approved 28/09/1998

6. Main Planning Considerations

Principle of Development – The proposal entails the erection of workshop and office (measuring 10.6m (length) x 10.6m (width) x 4.2m (ridge height)) which is located within the countryside on the outskirts of Engedi. The proposal is outside the development boundary of the settlements referred to in the Ynys Môn Local Plan and the Stopped Unitary Development Plan and is not allocated for any specific uses. National and local policies seek to discourage economic development (other than agricultural or farm diversification) on sites in the open countryside. Where possible employment sites should be located within or adjacent to existing settlements. New building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

Policy 2 of the Ynys Môn Local Plan states that on sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances where the applicant has been able to demonstrate specific locational requirements and economic benefits which would justify allowing the proposal.

The information provided indicates that the proposed workshop would be used partly for purposes incidental to the enjoyment of the dwellinghouse, and partly in connection with the applicant's joinery business. The applicant has stated that the proposal is the only viable and sustainable option for his personal circumstances, as he cannot afford to buy a commercial site or rent an industrial unit. However, the authority does not consider that this would justify allowing the proposal in this location.

Highway Safety – The road network leading to the site from the main highway is substandard in terms of its width and there are insufficient passing areas with restricted forward visibility. The Highway Authority have recommended that there should not be an increase in traffic to the site other than the applicant entering and exiting the site for the purpose of his business. However, it is not considered that this can be controlled.

7. Conclusion

Having considered the above and all other material consideration my recommendation is one of refusal.

8. Recommendation

Refusal

(01) The applicant had not demonstrated that there are exceptional circumstances including specific locational requirements and economic benefits to justify allowing the proposal. The proposal is therefore contrary to Policy 2 of the Ynys Môn Local Plan.