

11.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **18C215** Application Number

Ymgeisydd Applicant

**Miss Shoned Ann Roberts
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.**

Cais amlinellol gyda mynediad wedi'w gynnwys ar gyfer codi annedd fforddiadwy, creu mynedfa newydd ynghyd a gosod system trin carthffosiaeth ar dir ger

Outline application with access included for the erection of an affordable dwelling, construction of a new access together with the installation of a sewerage treatment plant on land adjacent to

Swn yr Afon, Llanrhwydrus, LL68 0SR



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is friends with a relevant officer and the file has been reviewed by the Monitoring Officer.

1. Proposal and Site

The site is situated approximately half a kilometre to the west of the A5025 on one of a number of minor roads leading to Llanfairynghornwy which itself is almost a kilometre away to the west again, as the crow flies, from the application site. The site is an agricultural field enclosure and there are a small handful of dwellings in the vicinity.

The application is submitted in outline with all matters reserved apart from the access to the site. The application forms describe the proposal as an application for an affordable dwelling. -The Design and Access Statement indicates that the building will range between 6-10m x 6-12m on plan and with a ridge height of between 7 to 9m.

The application is supported by evidence of affordable housing need.

2. Key Issue(s)

Compliance with exception site policies and landscape impacts.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 26 – Parking Standards

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Policy 52 – Exception Sites

Gwynedd Structure Plan

Policy A8 – Affordable Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 5)

TAN 2 Planning and Affordable Housing

TAN 6 Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Local Member – no reply at the time of writing

Housing – no reply at the time of writing

Cyngor Bro Cylch y Garn – no reply at the time of writing

Joint Planning Policy Unit – object as it is contrary to policy.

Drainage Section – comments

DCWW – standard conditions

Highways – no reply at the time of writing

Response to Publicity

The application has been publicised in accordance with statutory requirements. The expiry date for the receipt of representations is 4th December. None had been received at the time of writing.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development- Planning policies including Policy 52 of the Local Plan allow the release of additional land for the purpose of affordable housing in addition to land available to meet general housing demand. Such sites are released where local people are unable to compete in the open market and their need for affordable housing cannot be met by other means.

Policy 52 however specifies that ‘as an addition to land available to meet the general housing demand the Council will consider granting planning permission for affordable housing for local people, unable to compete in the open market, on appropriate sites **within or immediately adjoining existing settlements**’.

Policy A8 of the Gwynedd Structure Plan and Policy HP7 of the stopped UDP have similar locational restrictions. The site as proposed is located in open countryside where strict policies apply and justification for new housing development must be demonstrated. Exceptions to those in housing need do not apply under such policies.

Paragraph 9.2.23 of Planning Policy Wales states that:

‘Policies should make clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which would fall within their terms. The affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged’.

The applicant has submitted supporting evidence which is being reviewed by the Council’s Housing Service. Even should the personal circumstances of the applicant put her in housing need, no assessment has been made of whether any dwelling proposed for the site would in actual fact be affordable. Other than affordability, no other justification is offered in support of the application which could be considered under relevant housing in the countryside policies. Paragraph 4.2.4 of TAN 6 states that ‘planning authorities must ensure that properties constructed are affordable to the community as a whole, not only the initial occupier’ as supported by TAN 2 advice.

Affect on the locality – The site is located in a prominent countryside location where the development of a new dwelling would have a detrimental impact on the landscape character. Some dwellings are located near the application site, they are small in scale. The dwelling as proposed would present a prominent and incongruous development on this site and would be read as a new dwelling in an open countryside location. Planning policies and policy advice indicate that in relation to exception sites, the site itself should be suitable for development and should be judged against all criteria relevant to housing development in general. The site does not meet exception site policies in any case but is unsuitable for development due to its prominent location.

7. Conclusion

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified. The development does not comply locationally with exception site policies and its approval would set a precedent for other similar schemes leading to the erosion of the credibility of housing policies as well as the character and appearance of the countryside which they seek to protect.

8. Recommendation

Refuse

(01) The site is located well outside any settlement boundary and is in an open countryside location and is not an exception site within the meaning of Policy A8 of the Gwynedd Structure Plan, Policy 52 of the Ynys Mon Local Plan, Policy HP7 of the Stopped Unitary Development Plan and the advice contained within paragraph 9.2.23 of Planning Policy Wales (Edition 5). The development of a dwelling on the site would consequently be unjustified, contrary to the requirements of Policy A6 of the Gwynedd Structure Plan; Policy 53 of the Ynys Mon Local Plan; Policy HP6 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5) and Technical Advice Note 6.

Rhif y Cais: **34C655** Application Number

Ymgeisydd Applicant

**Mr Daley Thomas
2 Ty'n Coed Uchaf
Llangefni
Anglesey
LL77 8WB**

Cais llawn ar gyfer addasu ac ehangu yn

Full application for alterations and extensions at

2, Ty'n Coed Uchaf, Llangefni



Planning Committee: 04/12/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a 'serving councillor' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is for alterations and extensions at 2 Ty'n Coed Uchaf, Llangefni.

The application site is located within an established estate known at Ty'n Coed Uchaf, Llangefni.

2. Key Issue(s)

The key issues which need to be considered are the design and effect on neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Siting, Design and Location

Policy D29 – Siting, Design and Location

Stopped Unitary Development Plan

Policy GP1 –Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

4. Response to Consultation and Publicity

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

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

Local Member (Cllr Nicola Roberts) – Declared an interest

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

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

Natural Resources Wales - No response at the time of writing the report

Highways - No response at the time of writing the report

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for

receiving representations is the 10/12/13. No letters were received at the time of writing the report.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposal is for a single storey side extension. The materials will match that of the existing dwelling. The current access will have to be moved slightly along the site. The design of the extension fits in with the property and surrounding area.

Neighbouring properties have been notified of the development. No adverse representations have been received as a result of the publicity. It is not considered that the extension will have any impact on any adjoining property.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 5 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

8. Recommendation

Permit

(01)The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11.11.2013 under planning application reference 34C655.

Reason: For the avoidance of doubt.

11.3

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **37C187** Application Number

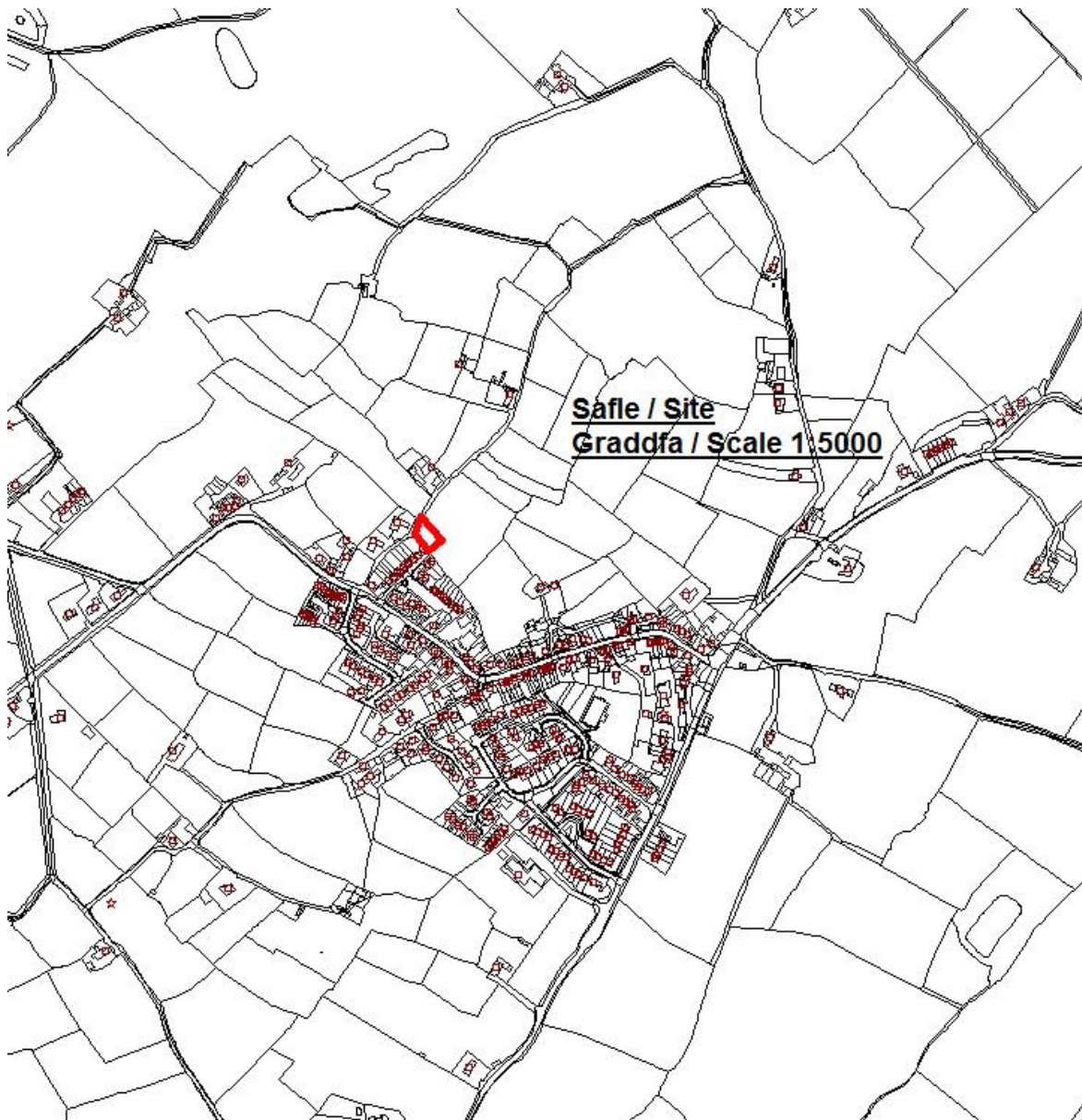
Ymgeisydd Applicant

Mrs Ffion Wyn Jones
65 Pennant
Llangefni
Ynys Mon
LL77 7NS

Cais amlinellol i godi annedd gyda rhai faterion wedi eu cadw yn ôl ynghyd ag addasu y fynedfa presennol ar dir ger

Outline application with some matters reserved for the erection of a dwelling, together with alterations to the existing access on land adjacent to

Bryn Garth, Brynsiencyn



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is a relevant member of staff. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is in outline form, with the means of access being considered as part of the application. The proposal is for the erection of a detached two storey dwelling on land adjacent to dwelling known as Bryn Garth, Brynsiencyn. The plans have been amended so that the proposed dwelling will connect to the main sewer instead of installing a cess pit.

2. Key Issue(s)

The application main issues are whether a dwelling in this location would comply with the current planning policy and whether the proposal will affect the amenities of the neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 49 – Defined Settlements

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A2 – Housing

Policy A6 – New Dwellings in the Countryside

Stopped Unitary Development Plan

Policy HP3 – Main and Secondary Centres

Policy HP6 – Dwellings in the Open Countryside

Planning Policy Wales (5th Edition), November 2012

Technical Advice Note 6 - Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Councillor Hywel Jones – No response received at the time of writing this report. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Community Council – No objection. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Natural Resource Wales – No response received at the time of writing this report. Since the 1st consultations, the application has been amended. Standard comments have since been received.

Footpath Officer - Standard comments.

Welsh Water – Standard comments and conditions.

Highway – Recommend conditions on the access. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Drainage – Justification of why a cess pit was required when a main a public sewer system is in the vicinity. Further information was required. Since the 1st consultations, the application has been amended and the drainage arrangements now appear to be satisfactory.

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, the serving of personal notifications on the owners of neighbouring properties together with a notice in the local press. The latest date for the receipt of representations was 20/11/2013 and 13/11/2013 respectively. Since the 1st public consultations, the plans were amended. The latest date for the receipt of representations was 04/12/2013. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context - The site lies outside the settlement boundary for Brynsiencyn, and is therefore located in the countryside where the field is currently vacant and has not been developed. The application is contrary under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the Stopped unitary Development Plan and is therefore a departure to current policies.

Policy A2 of the Gwynedd Structure Plan indicates that housing land will be located within or on the edge of existing settlements. Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the stopped Unitary Development Plan states that on land in the open countryside the council will refuse permission except where the listed criteria are satisfied.

Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan and Policy HP6 of the Stopped Unitary Development Plan allow the development of housing in the countryside in exceptional circumstances, for example, where an agricultural or forestry need for a dwelling in that particular location is shown to exist. This is re-affirmed in Planning Policy Wales and the advice contained within Technical Advice Note 6: Agricultural and Rural Development. However – no such case is made here and there is no justifiable need for the erection of a new dwelling at this particular location. No other compelling evidence has been submitted as part of the application.

The applicant states within the Design and Access Statement that the dwelling 'will be a modest dwelling, of an appropriate scale and form for its settings'. However, from the upper and lower limit figures submitted, it shows that the dwelling is not of a modest size and will dominate the houses at Field Street and Bryn Garth dwelling since the field has a slight increase in level.

7. Conclusion

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan, Policy HP6 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (5th Edition, 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

Rhif y Cais: **47C121A** Application Number

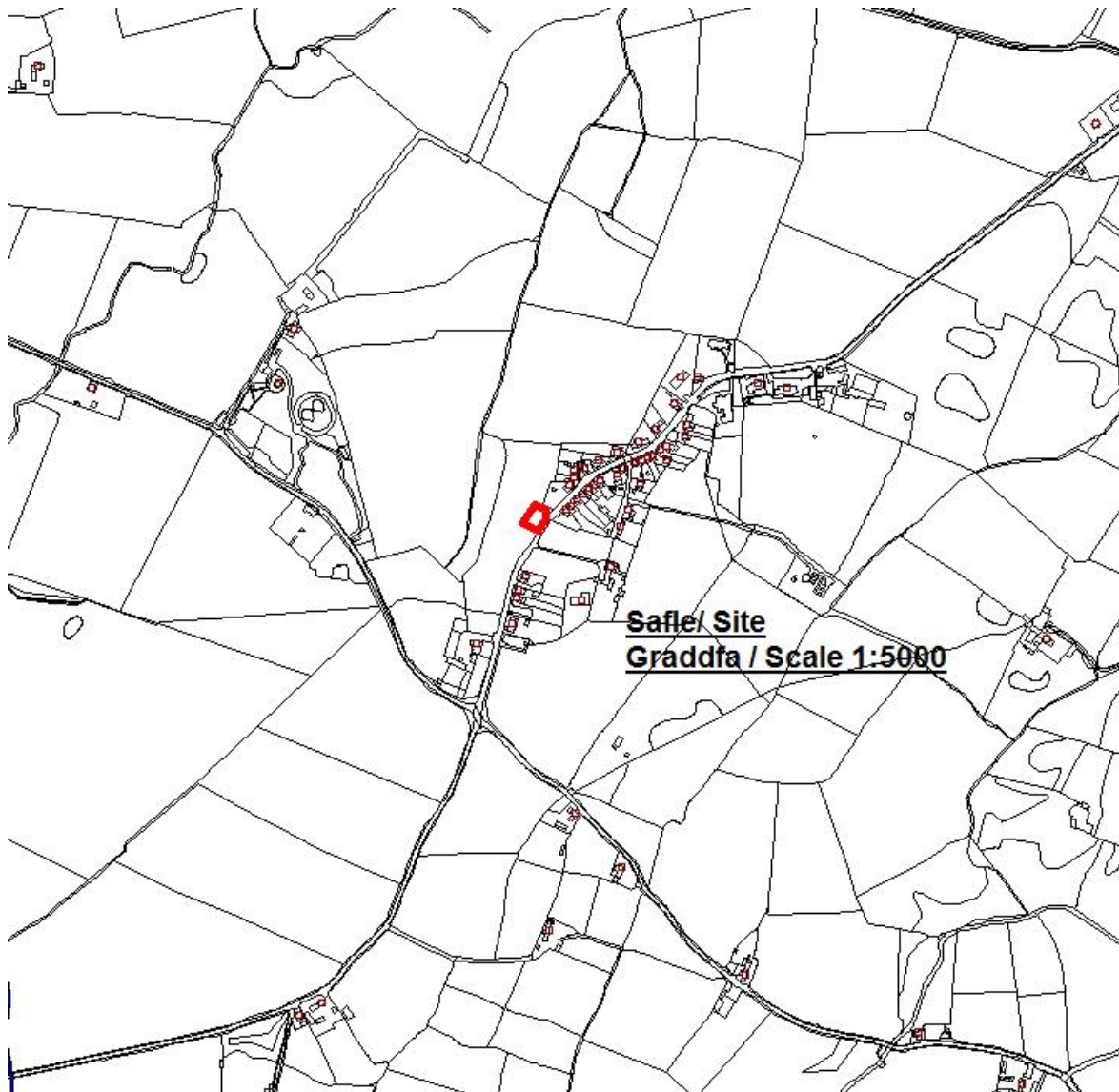
Ymgeisydd Applicant

**Mr John Rowlands
Mynydd Adda
Llanddeusant
Holyhead
Ynys Mon
LL65 4AD**

Cais amlinellol gyda'r holl faterion wedi ei gadw yn ôl ar gyfer codi annedd ynghyd a chreu mynedfa newydd ar dir ger

Outline application with all matters reserved for the erection of a dwelling together with the construction of a new vehicular access on land adjacent to

Hen Blas, Llanddeusant



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the father of a relevant officer. The application has been reviewed by the Monitoring Officer in accordance with the Council's constitution.

1. Proposal and Site

The application was originally made for outline consent for 2 dwellings and two separate access points. Further to discussion, the application was amended to an outline planning application with all matters reserved for the erection of one dwelling and an access on land adjacent to Hen Blas, Llanddeusant.

The site is currently a field in use for grazing and is separated from the road by a native species hedge. The ridge height proposed has an upper limit of 6m above ground level, and on plan, will measure 12 x 7m as an upper limit.

2. Key Issue(s)

Compliance with relevant development plan policies; highway safety and drainage; ecological issues

3. Main Policies

Gwynedd Structure Plan

Policy A2 - Housing land

Policy A3 - Scale and phasing

Policy D4 - Location, siting and design

Policy D20 - Sewage disposal

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 35 - Nature conservation

Policy 48 - Housing development criteria

Policy 50 - Listed settlements

Policy 51 - Large sites

Stopped Unitary Development Plan

Policy GP1 - Development control guidance

Policy GP2 - Design

Policy EN4 - Biodiversity

Policy HP2 - Housing Density

Policy HP4 - Villages

Policy HP7 - Affordable housing

Planning Policy Wales Edition 5 (November 2012)

TAN 5: Nature Conservation and Planning

TAN 12: Design

TAN 20: The Welsh Language – Unitary Development Plans and Planning Control

SPG : Affordable Housing

SPG : Design Guide

4. Response to Consultation and Publicity

Local Member Cllr J W Griffith – Although the application could be considered one filling a gap in the

village, the visual impact of the development would be contrary to the character of the nearby dwellings if they are not reflected in the final plans, officer to determine. Officer to determine, no further observations in relation to amended scheme.

Community Council – No objection

Drainage Section – further details requested. Details received and being assessed

Highways Section – suggested conditions

Dwr Cymru-Welsh Water – Standard conditions. No further reply to amended details.

Public response to notification: No representations were received in response to either the original notification or the further notification following amendment of the scheme.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: The site is located within the village of Llanddeusant which is a listed settlement defined under policy 50 of the Ynys Mon Local Plan and which normally allows the development of single plots within or on the edge of the village. The scheme for 2 dwellings as originally submitted was amended to one dwelling to comply with Policy 50. The site is located on the southern edge of part of the built up area of the Village. Further south is a farm complex and dwellings opposite together with the village hall. The plot would form a reasonable minor extension to the existing development part of the village.

Highways and Drainage: The Highway Authority has suggested conditions. Dwr Cymru-Welsh Water has suggested standard conditions. No drainage details were submitted with the application but these have been requested and were being assessed at the time of writing.

Design and Privacy Issues: The proposed plot is separated from the closest dwelling by that dwelling's curtilage. The dwelling has only on ground floor window in its gable elevation whilst the proposed dwelling is located to the furthest end of its plot. The maximum parameters given in the application (12 x 7 x 6m maximum) indicate a modest development. Materials and finishes can be conditioned. The detailed design can be discussed at the reserved matters stage.

Need for the Dwelling: The Policy Unit suggests that consideration should be given to whether the granting of permission on the site would exceed the requirement of the settlement for new dwellings. Only limited growth has been seen in the settlement over the last 10 years. A Local Plan allocation T27 anticipating 5 units has not been brought forward to date. Planning permission was recently granted on a brownfield site for 8 units (open market and 3 affordable units). The recent outline permission is an outline consent which has been placed on the market. There is no indication when it might be brought forward for development. The housing allocation in the village has not been brought forward to date. The addition of one unit under these circumstances is not considered to undermine the objectives of Policy 50.

7. Conclusion

The scheme is acceptable in policy terms. Consultees raise no issues of concern. Drainage details were being considered at the time of writing.

8. Recommendation

To **permit** the application subject to conditions and a S106 agreement on affordable housing

(01)The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later

than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) No development shall take place until samples of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason : To ensure a satisfactory appearance of the development

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.

Reason: In the interests of amenity.

(06) The reserved matters application shall include full levels details and cross sections, as existing and as proposed, to datum point., together with finished floor levels for the plots.

Reason: To ensure the satisfactory appearance of the development

(07) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No occupation of the dwellings hereby approved shall take place until the drainage systems for the site have been completed and are operational.

Reason: In the interests of residential amenity and to ensure that the site is adequately drained.

(08) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(09) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(10) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(11) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of carriageway and a point 43.0 metres along the edge of carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.9 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(12) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: In the interests of amenity.

(13) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

(a) the extent and position of vehicle turning facilities.

(b) the extent and position of accommodation for car parking.

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