

Rhif y Cais: **13C183A** Application Number

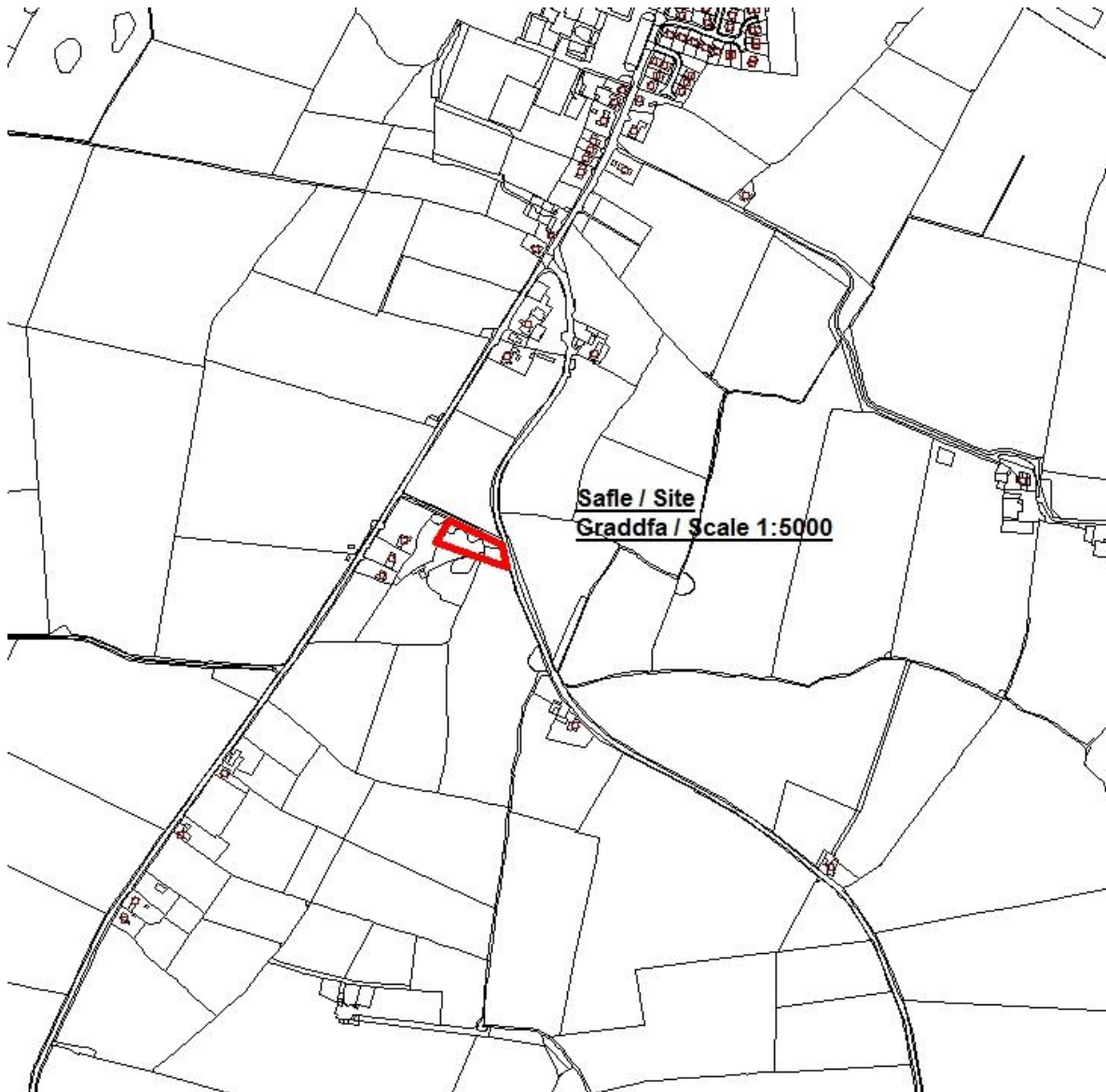
Ymgeisydd Applicant

**Mr John Rowlands  
93 Bryn Meurig  
Llangefni  
Ynys Mon  
Cymru  
LL77 7JE**

Cais amlinellol gyda mynedfa wedi'w gynnwys ar gyfer codi annedd ynghyd ag addasu'r fynedfa bresennol a gosod system trin carthffosiaeth ar dir ger

Outline application with access included for the erection of a dwelling together with alterations to the existing access and the installation of a package treatment plant on land adjacent to

Seren Las, Bodedern



**Planning Committee: 08/01/2014**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The applicant is a relevant officer. 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 and scale of the development being considered as part of the current application. The proposal is for the erection of a detached two storey dwelling on land to the rear of the dwelling known as Seren Las, Bodedern. The site lies approximately 350 metres away, as the crow flies, from the development boundary of the village of Bodedern.

### **2. Key Issue(s)**

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

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 - General Policy

Policy 49 - Defined Settlement

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 (5<sup>th</sup> Edition), November 2012**

#### **Technical Advice Note 6 - Planning for Sustainable Rural Communities**

### **4. Response to Consultation and Publicity**

**Councillor J Griffith** - No response to date

**Councillor K P Hughes** - No response to date

**Councillor L M Huws** – No response to date

**Community Council** - No response to date

**Welsh Water** – No response to date

**Highways** - No response to date

**Drainage** - No response to date

**Response to Publicity** At the time of writing this report no letters of representation had been received at the department.

## **5. Relevant Planning History**

13C183: Application to determine whether prior notification is required for the erection of an agricultural shed for storage of animal feed and machinery on land adjacent to Seren Las, Bodedern: Permitted Development 9/11/13

## **6. Main Planning Considerations**

**Policy Context** - The site lies approximately 350 metres away from the development boundary of Bodedern as defined under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the Stopped unitary Development Plan and is therefore considered as 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 Môn Local Plan and Policy HP6 of the Stopped Unitary Development Plan allow the development of housing in the countryside in exceptional circumstances, for example, which 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. There is no justifiable need for the erection of a new dwelling at this particular location. No such evidence has been submitted as part of the application.

The applicant states that the site lies within a cluster of dwellings and therefore complies with the requirement of Policy PT2 of the adopted Housing in Rural Clusters. The document has identified clusters which satisfy the criteria of PT2 and the site that forms the current application is not one of the recognised settlements. Therefore the proposal does not comply with the requirements of the Interim Planning Policy: Housing in Rural Clusters.

## **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 (5<sup>th</sup> Edition, 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

## 11.2

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **36C272A** Application Number

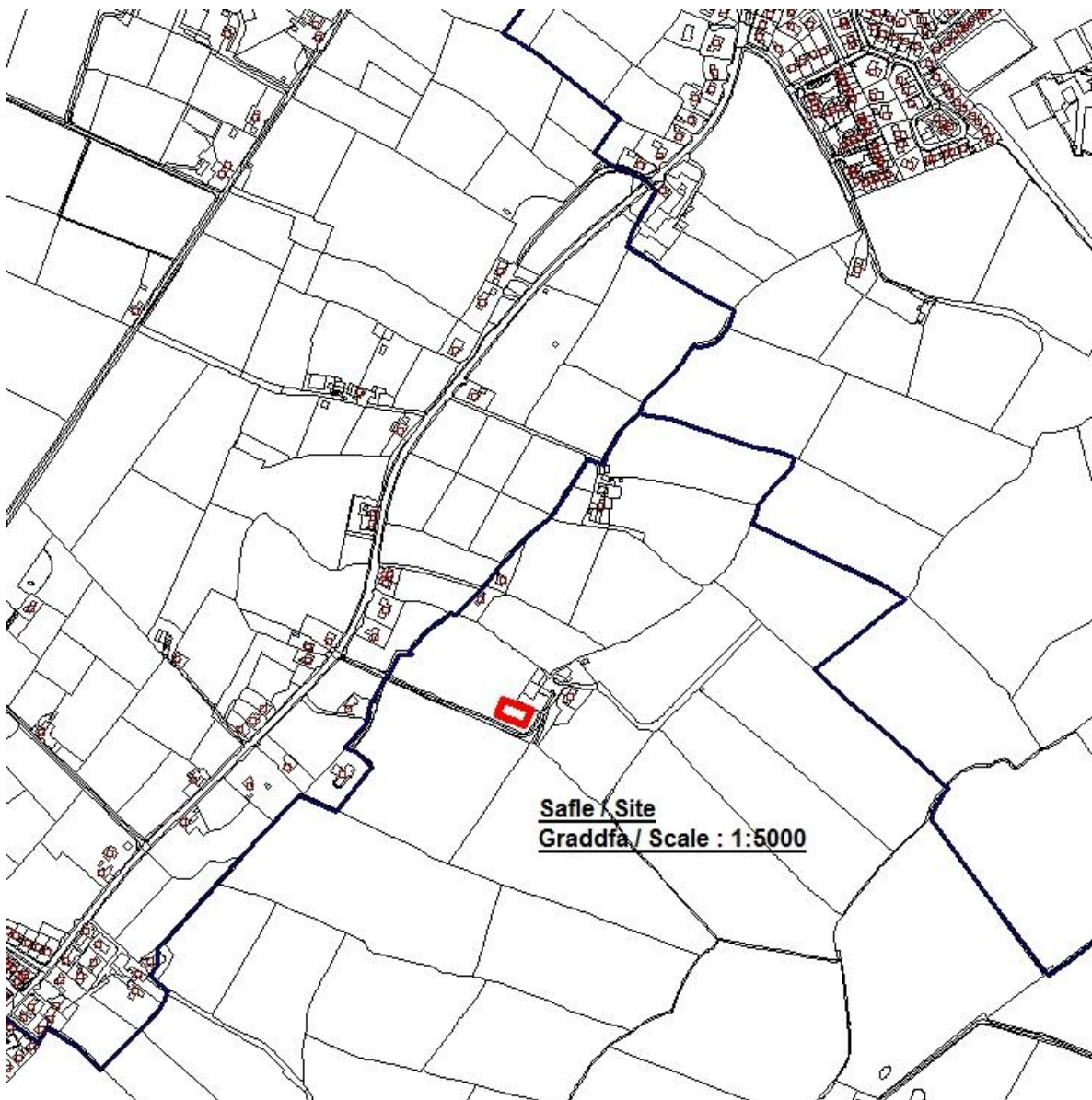
Ymgeisydd Applicant

**Mr Iwan Davies  
AW + HW + IW Davies  
Cae'r Bwl  
Rhostrehwfa  
Llangefni  
Ynys Mon  
LL77 7YR**

Cais llawn i godi sied amaethyddol i gadw anifeiliaid yn

Full application for the erection of an agricultural shed to keep livestock at

Cae'r Bwl, Rhostrehwfa



**Planning Committee: 08/01/2014**

**Report of Head of Planning Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to 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 site is along a road between Rhostrehwfa village and Llangefni town. The site is part of an existing agricultural holding. Near to the proposal lies a public footpath.

The proposal entails the erection of an agricultural building to keep livestock.

### **2. Key Issue(s)**

The application main issues are whether a shed 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 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 - Siting

Policy D29 - Design

#### **Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 - Design

#### **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.

**Councillor Hywel Jones** – No response received at the time of writing this report.

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

**Footpath Officer** – Confirms that the proposal will not interfere with the existing footpath, but requests that the applicant contacts him to discuss the matter.

**Welsh Water** – Standard comments.

**Highway** – No comments. Informative information regarding to the public footpath in the vicinity.

**Drainage** – Standard comments

**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 18/12/2013 and 11/12/2013 respectively. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

36C272 – Demolition of the existing dwelling and erection of a new dwelling together with the installation of a private sewage treatment plant at Cae'r Bwl, Rhostrehwfa. Approved - 11/07/2007

## **6. Main Planning Considerations**

**Design** - The proposal is a typical modern agricultural building with concrete panels at the bottom and timber boarding walls above which will have a light brown colour. The roof will be reinforced corrugated cement fibre sheets. The shed will be relatively modern compared to other buildings in the farm; however the design is similar with other sheds across Anglesey and is functional and fit for purpose. The shed is designed to provide the livestock with adequate space, comfort, and ventilation to meet with international standards of welfare. There is adequate distance from the shed to the nearest dwelling; and I consider that the design of the proposal to be suitable and do not consider that the proposal will affect any neighbouring neighbours to a degree that it should warrant a refusal.

**Effect on neighbouring properties** – In my considered opinion, there is adequate distance between the proposal and the nearest dwellings; over 110 metres to the North West and over 160 metres to the West and South West. The field currently slopes gently downwards; therefore it should not impact the nearby residential amenities. The proposal is situated within a working farm complex where general activities associated with farming takes place.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the area, or have an unacceptable effect on the residential amenities. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

## **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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/11/2013 under planning application reference 36C272A.**

Reason: For the avoidance of doubt.

### **Informative**

Public Footpath No. 58 is situated near the development, as indicated on the attached plan. The granting of Planning Permission does not entitle the applicant to interfere with the public right of way.