

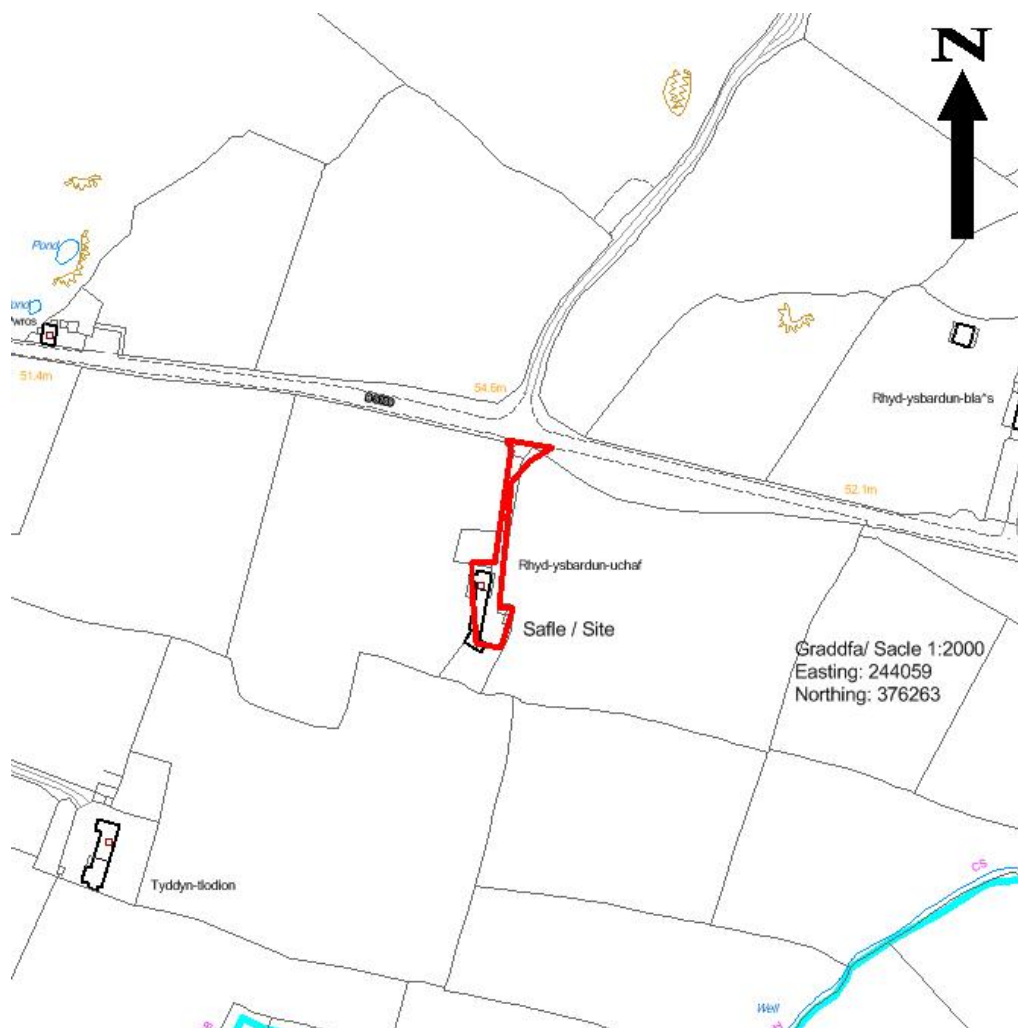
Rhif y Cais: 14C232B/VAR Application Number

Ymgeisydd Applicant

Mr Huw Thomas & Miss Mared Thomas

Cais o dan Adran 73 i diwygio amod (03) o caniatad cynllunio rhif 14C232 (dymchwel annedd presennol ynghyd a codi annedd newydd) er mwyn cyflwyno Tystigrif Interim cyn i neb fyw yn yr annedd yn / Application under Section 73 for the variation of condition (03) of planning permission reference 14C232 (demolition of the existing dwelling together with the erection of a new dwelling) so as to allow the submission of the Interim Certificate before the dwelling is occupied at

Rhyd Ysbardyn Uchaf, Llangefni



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is employed by the Local Authority and is a 'relevant officer' as defined within paragraph 4.6.10.4 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 site lies between the settlements of Llangefni and Bodffordd. Access is afforded via a private track off the B5109.

Planning permission 14C232 was granted for the demolition of the existing dwelling together with the erection of a new two storey dwelling. Condition (03) of planning permission 14C232 stated that an Interim Certificate should be submitted to the local planning authority prior to the commencement of works. An Interim Certificate is a design stage assessment which is carried out by an independent assessor to ensure that the dwelling will reach the necessary code rating of the Code for Sustainable Homes standards.

Following receipt of the Interim Certificate a site inspection was carried and it was noted that the majority of the construction work had been undertaken.

The current application is to vary the condition in order that the Interim Certificate can be submitted prior to the occupation of the dwelling.

2. Key Issue(s)

The applications key issue is whether the proposal complies with the requirements of Technical Advice Note 22: Planning Sustainable Buildings.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design
Policy D28 – Design
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape Character
Policy HP9 – Rural Replacement Dwellings

Technical Advice Note 12: Design

Technical Advice Note 22: Planning for Sustainable Buildings

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

4. Response to Consultation and Publicity

Local Member, Cllr D Rees - No response to date

Local Member, Cllr N Roberts - No response to date

Local Member, Cllr B Parry - No response to date

Community Council – No response to date

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 19th June, 2014 and at the time of writing this report no letters of representation had been received at this office.

5. Relevant Planning History

14C232 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling at Rhyd Ysbardyn Uchaf, Llangefni. Approved – 07/03/13

14C232A/DIS – Application to discharge condition (03) – Code for Sustainable Homes Interim Certificate – form planning application 14C232 at Rhyd Ysbardyn Uchaf, Llangefni – Not Discharged 03/04/14

6. Main Planning Considerations

Sustainable Development – From 1st September, 2010 all planning applications for new homes were expected to meet Level 3 of the Code for Sustainable Homes as set out in the Welsh Assembly Government's Technical Advice Note 22: Planning for Sustainable Buildings.

Planning application 14C232 was considered in accordance with the requirement of TAN 22 and the necessary Code for Sustainable Homes conditions were imposed on the permission. Condition (03) of planning permission 14C232 was not complied with and the application currently under consideration is for the variation of the condition so as to allow the submission of the Interim Certificate prior to the occupation of the dwelling.

On 4th June, 2014 the Minister for Housing and Regeneration announced his intention to withdraw the national planning policy requirement for sustainable building standards and cancel TAN 22, following amendments to Part L (relating to energy efficiency) of the Building Regulations, which come into force at the end of July 2014. Therefore as from the end of July such planning conditions will not be imposed on planning permissions.

7. Conclusion

An Interim Certificate has now been submitted as part of the application which states that the sustainability of the dwelling has been independently assessed at the Design Stage and has achieved a Code Rating of 3 out of 6 stars under the November 2010 version. The variation of condition (03) of planning permission 14C232 to submit an Interim Certificate prior to the occupation of the dwelling is therefore acceptable.

8. Recommendation

Permit

(01) 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), (or any subsequent equivalent and/or standard as may be in force at the time of registration). 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.

(02) 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), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15:01:13 under planning application reference 14C232.

Reason: For the avoidance of doubt.

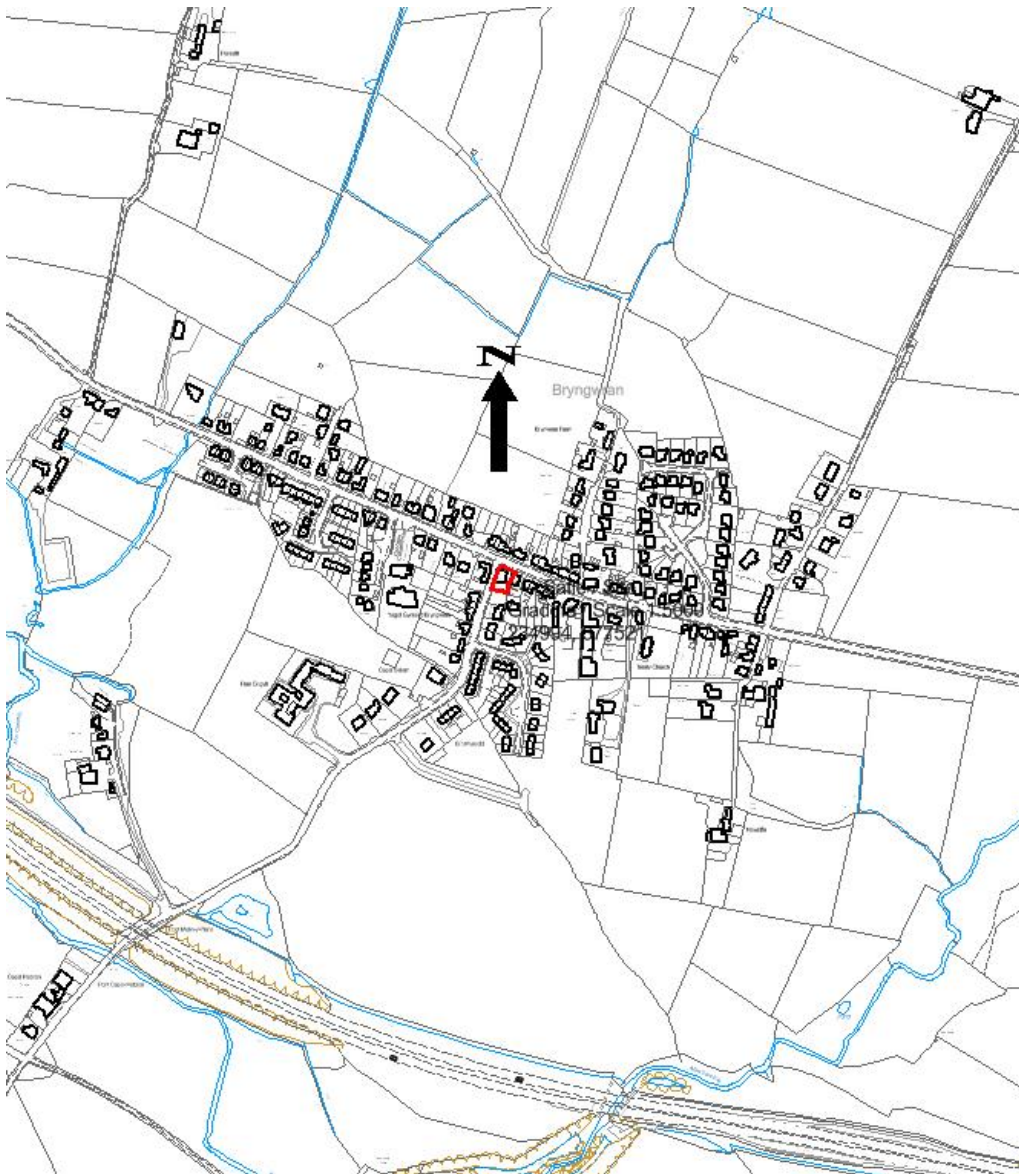
Rhif y Cais: 16C199 Application Number

Ymgeisydd Applicant

Mr Richard Andrew Parry

Cais llawn ar gyfer newid defnydd y Swyddfa Bost (dosbarth defnydd A1) i annedd (dosbarth defnydd C3) yn / Full application for the change of use of the Post Office (use class A1) to a dwelling (use class C3) at

Post Office, 38 High Street, Bryngwran



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Councillor.

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 located within the centre of the village of Bryngwran and is situated at the junction of the A5 with the road leading from Capel Gwyn.

The proposal entails the the change of use of the Post Office (use class A1) to a dwelling (use class C3) at Post Office, 38 High Street, Bryngwran.

2. Key Issue(s)

The applications key issues are whether the development complies with current policies and the effect on the amenities of surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 2 – New Jobs

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Policy FF12 – Parking Standards

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP12 – Village Shop

Policy TR10 – Parking Standards

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 4: Retailing and Town Centres

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

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

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

Councillor Bob Parry – No response received at time of writing the report.

Community Council – No observations.

Welsh Water – Recommended conditional approval.

Highways – No recommendation.

Drainage – Comments.

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 is the 6th June 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – Policy EP12 of the Stopped Unitary Development Plan states that “the conversion of village or local shops to non-retail use will not be permitted unless:

- i) there is an equivalent alternative provision within reasonable walking distance either existing or proposed as part of the proposal; or
- ii) the applicant can demonstrate to the satisfaction of the Local Planning Authority that the shop is no longer viable.”

It is acknowledged that the nearest post offices and village shops are in the neighbouring villages of Bodedern and Gwalchmai. However, the former post office of Bryngwran has been closed since 2006. The applicant has shown that the retail premises has been marketed by local estate agents for a continuous period of over 18 months without success. Therefore, given that the shop has been closed since 2006 it considered that the shop is no longer viable.

Effect on the surrounding properties – Given that building has previously been used as a post office and a residential dwelling and that the proposal entails the change of use of the building into one residential unit it is not considered that the proposal will have a detrimental effect on the amenities of the surrounding properties. The re-use of the building as one dwelling will ensure that the existing building is maintained and will not fall into a state of disrepair.

7. Conclusion

The proposal is considered acceptable 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: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07/05/2014 under planning application reference 16C199.

Reason: For the avoidance of doubt

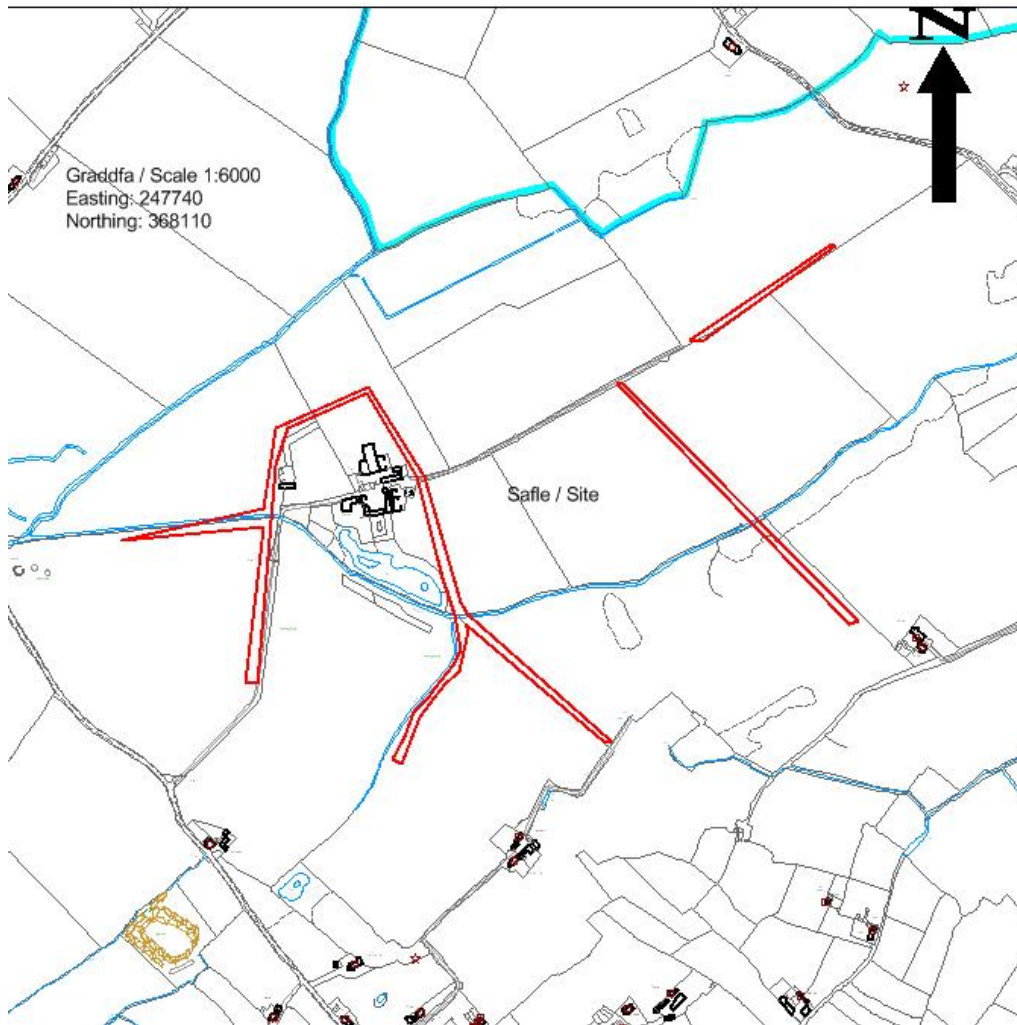
Rhif y Cais: 37C174D Application Number

Ymgeisydd Applicant

Mr Richard Rogers

Cais llawn ar gyfer traciau fferm arfaethedig yn / Full application for proposed farm tracks at

Tre-lfan, Brynsiencyn



Planning Committee: 02/07/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is the son of the Local Member.

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 lies North of Brynsiencyn village. The property is a large farmhouse which is surrounded by fields.

Afon Braint river flows through the application site. A Schedule Ancient Monument also lies on one of the fields.

The proposal entails the creation of a farm track to enable farm animals to cross from field to field without damaging the crops.

2. Key Issue(s)

The key issue is whether the siting of the proposed farm track is acceptable and whether the proposal may affect the Schedule Ancient Monuments.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 30 – Landscape

Policy 39 - Archaeology

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D15 – Schedule Ancient Monuments

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN12 – Archaeological Sites and the Historic Environment

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 – Design

Technical Advice Note 6 – 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 objection – however wish to have conditions regarding noise and dust.

GAPS – Comments regarding nearby schedule monuments. Satisfied that the track has been reduced in order to reduce the impact on the hut circles.

NRW - Comments regarding river crossing as they do not encourage river crossing by animals.

CADW – Comments regarding nearby schedule monuments. Satisfied that the track has been reduced in order to reduce the impact on the hut circles.

Public Consultation – The application was afforded three means of publicity. These were by the placing of 2 notices near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest dates for the receipt of representations were 05/06/2014, 06/06/2014 and 24/06/2014. Two letters of representation had been received at the time of writing this report.

Their concerns were:

- Visibility of track from the public road.
- Ecological issues along the banks of Afon Braint.
- The amount of stone required to form the farm tracks.
- Highways not adequate enough to cope with the level of road transport to carry the stone.

5. Relevant Planning History

37C174/SCR - Screening opinion for the siting of an 18 metre high wind turbine on land at Tre Ifan, Brynsiencyn – EIA not Required - 19/11/10

37C174A/SCR - Screening Opinion for the siting of a 40m high, 500Kw wind turbine and associated sub-station on land at Tre Ifan, Brynsiencyn – EIA not required - 22/6/11

37C174B - Erection of one wind turbine with a maximum hub height of up to 40 m, rotor diameter of up to 51.5m and a maximum upright vertical tip height of up to 65.75m together with the erection of a control station and provision of new access road on land at Tre Ifan, Brynsiencyn – Withdrawn 16/04/2012

37C174C - Full application for the erection of one wind turbine with a maximum hub height of up to 36.5m, a maximum rotor diameter of up to 30m, and a maximum upright vertical tip height of up to 46.1m together with the installation of a control kiosk and access track on land at Tre Ifan, Brynsiencyn. Appeal Dismissed – 18/12/2013

6. Main Planning Considerations

The proposal is to create a farm track across various fields in order for livestock to move from field to field. A section of the track crosses over the Afon Braint; however as that crossing already exists it is not considered that the scheme will have an adverse impact on the river.

The length of the proposed farm track has been reduced in one of the fields as suggested by GAPS and CADW in order to reduce the impact on the hut circles. CADW and GAPS are now satisfied.

The following comments are made with regard to the objections:

1. Although the application can be seen from the public road, as the total height of the track is 0.35m, it is not considered that the scheme will create an adverse impact from the public road.
2. NRW has been consulted regarding to this application and have no comments regarding ecological issues.
3. The winning and working of stone required to form the farm tracks is permitted development Part 6 of the General Permitted Development Order 1995 (Wales Only) (engineering).
4. The highway impact is considered to be short term construction impact – it is not sufficient to merit refusal.

Regarding to the comments by the Community Council regarding conditions on noise and dust from winning and working. This application is for the proposed farm track. Any excavation or of rock for their construction is permitted development under Part 6 of the General Permitted Development Order 1995 (Wales Only), therefore no conditions can be placed for the noise and dust issues.

It is not considered that the scheme will create an adverse impact on adjoining properties. Following the above point, it is considered that the proposal would not affect any neighbouring properties to such a degree or the surrounding amenities so that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is considered that the proposal should be permitted subject to conditions.

8. Recommendation

Permitted

(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 07/05/2014 under planning application reference 37C174D.

Reason: For the avoidance of doubt.