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Gweddill y Ceisiadau

Remainder Applications

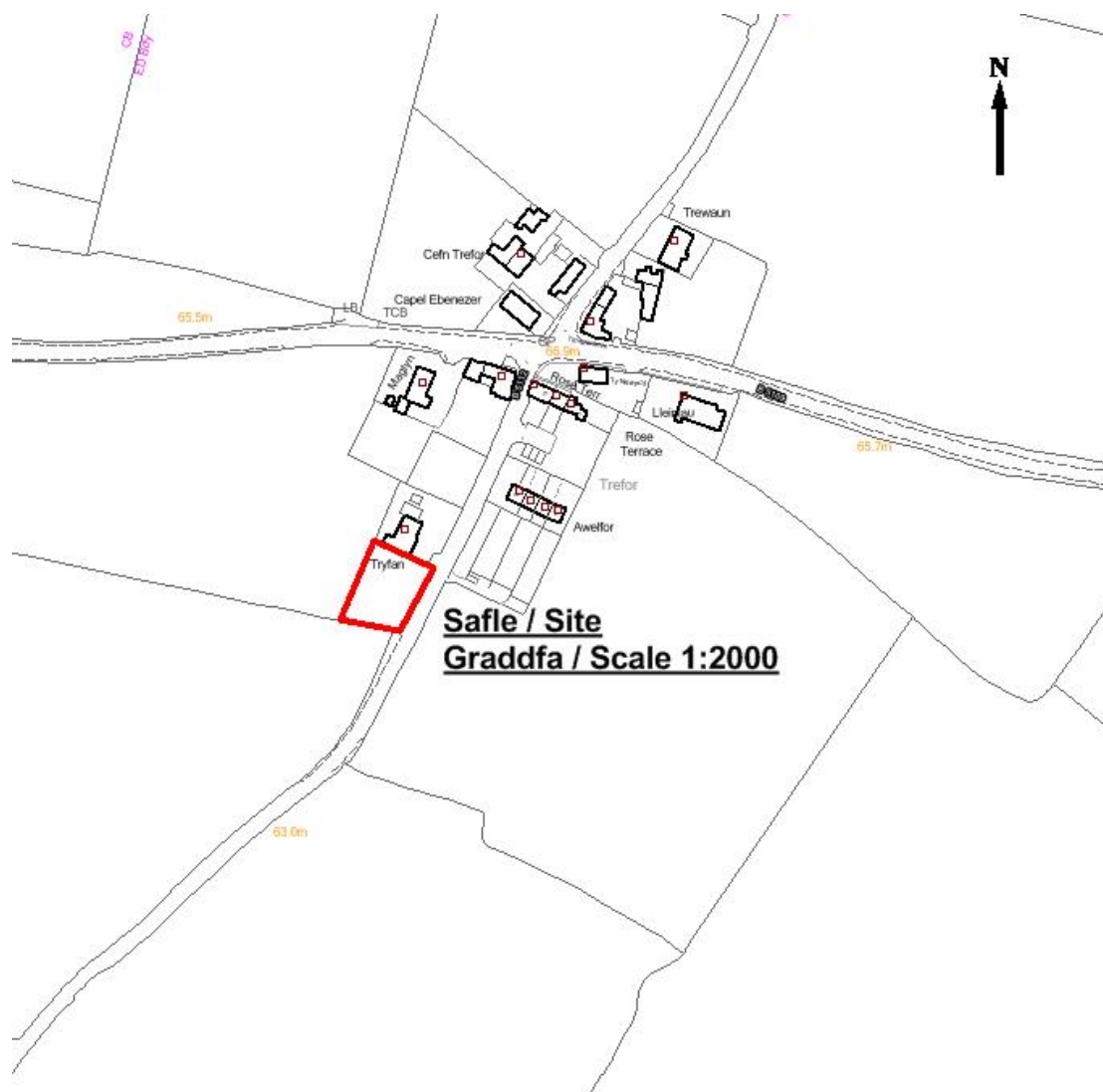
Rhif y Cais: 14C164D Application Number

Ymgeisydd Applicant

Mr Ian Edwards

Cais amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer codi par o anheddau un talcen a chreu mynedfa i gerbydau ar dir ger / Outline application with some matters reserved for the erection a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent to

Tryfan, Trefor



Planning Committee: 03/09/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

Members will recall that the application was referred to the Planning and Orders Committee for determination on the 30th July, 2014 as the applicant was a friend of a 'relevant officer' as defined within paragraph 4.6.10.4 of the Constitution.

The Members resolved to refuse the application contrary to Officer recommendation as there is no need for dwellings in Trefor.

Response to the reason for refusal:-

Planning permission exists on the site for one residential dwelling. The proposal is for two semi detached properties. The site lies on the edge of the settlement of Trefor and therefore does not trigger the need for the provision of affordable housing

The applicant has submitted letters from two separate estate agents stating that there is a need for properties, within the £100,000 - £125,000 price range for the area.

Information received from the Rural Housing Enabler states that no information/evidence is available to illustrate that there is a need for dwellings in Trefor. However, the information does acknowledge the settlements close proximity to other villages and the likelihood that there would be an interest in the proposed units.

The Anglesey Local Housing Market Assessment concluded that there was a need for additional market homes and 134 affordable homes per annum over 5 years (including rental and low cost). This report has been accepted by Members and is therefore an acknowledgement by the authority of the need for additional dwellings island wide.

Although Social Housing is being provided in Bodedern and Bryngwran the current application will potentially offer an open-market alternative to those who do not qualify (or want) social housing but who want to get on the housing ladder without restrictive clauses. Whilst no restriction on affordability can be imposed under Policy 50, the development may be considered affordable by design.

Policy 50 of the Ynys Môn Local Plan and Policy HP5 of the stopped Unitary Development Plan states that residential development should not exceed the level of housing requirements of a village community, with similar criteria based upon an existing land bank, vacant properties and historical development rate.

In response to this specific policy requirement it can be confirmed that Trefor has a limited historical development rate with no completions over the past 10 years and an existing land bank of 1 unit. This unit is the outline planning permission that was granted on the application site in October, 2012. The proposal therefore complies with the requirements of the aforementioned policies.

1. Conclusion

The letters submitted by agents on behalf of the applicant (copies within the members pack) identify a need for properties in the price bracket of £100,000 - £125,000 in the area.

The Tai Teg Register also identifies a need for properties in the settlements of Bryngwran, Bodedern and Llangefni. Given the proximity of the application site to these settlements and the information which has been presented by the applicant in support of the proposal, it is considered that the application should be supported.

The proposal complies with current policies and is considered as an acceptable extension to the settlement. On balance it is considered that the residential development of the site will not harm the amenities of the occupants of neighbouring properties or the surrounding area. Furthermore, it has also been confirmed by the authorities highway section that the proposal will not have a detrimental impact on highway safety.

2. Recommendation

To **permit** the development subject to conditions.

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.

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building 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 herein before 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) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(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 any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

(08) The access shall be laid out and constructed strictly in accordance with drawing number 2126:13:3f dated 6th February 2014 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(09) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(11) No other part of the development shall commence until the visibility splays detailed on the submitted plan dated 6th February 2014 drawing number 2126:13:3f have been provided. Within the visibility splay nothing shall exceed 1.0 metre in height above the level of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(12) No development shall commence until a method statement for the installation of a bollard as indicated on drawing number 2126:13:3f dated 6th February 2014 (together with its materials and any reflective elements), a timetable for its installation together with a method statement for its maintenance and, when necessary, its repair / replacement if accidentally or deliberately damaged, has been submitted to and approved in writing by the local planning authority. The development shall proceed thereafter in accordance with the approved details unless the local planning authority gives its prior written approval to any variation.

Reason: In the interest of highway safety.

(13) Screening shall be provided from point A to B to C, as delineated in green on the attached plan, drawing number 2126:13:1a, details of which shall be submitted as part of any full or detailed application.

Reason: In the interests of residential and visual amenity.

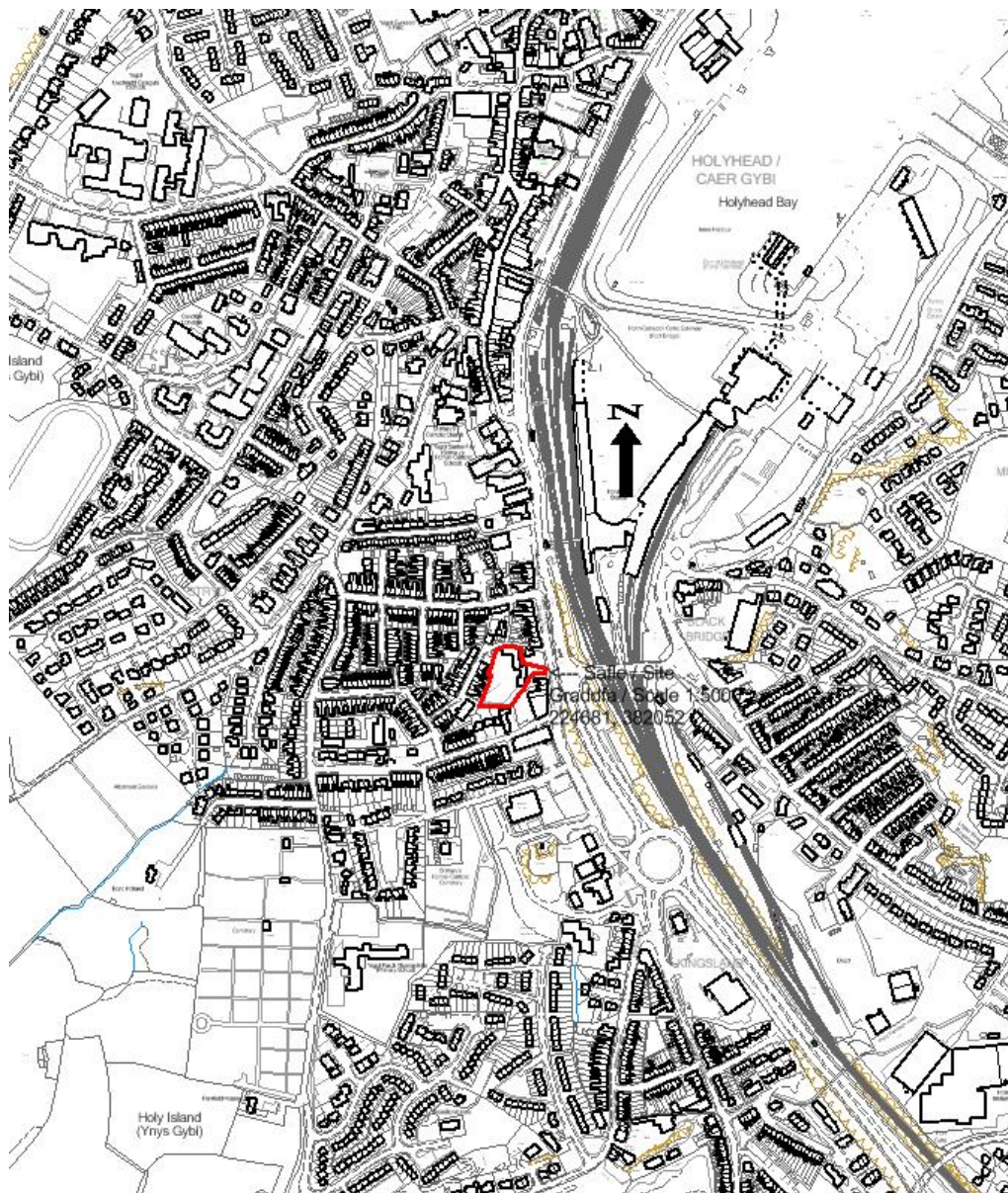
Rhif y Cais: 19LPA434B/FR/CC Application Number

Ymgeisydd Applicant

Head of Service (Education and Leisure)

Cais llawn ar gyfer adnewyddu'r adeiladau gwreiddiol, dymchwel yr estyniad cyswllt ynghyd a chodi estyniad deulawr newydd yn / Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at

Jesse Hughes Community Centre, Holyhead



Planning Committee: 03/09/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

At its meeting held on 2nd July 2014 the Committee resolved to defer the application as the incorrect local members had been consulted. This omission has been rectified.

At the meeting held on 30th July 2014 the members resolved to visit the site. The site was visited on 20th August.

1. Proposal and Site

The Jesse Hughes centre is located centrally within Holyhead and is used for a number of educational and community activities including youth clubs, as a school (for the Pupil Referral Unit), gateway club, prayer group, flying start and parent and toddler group. The application proposes the refurbishment of the centre together with its extension to create new Dechrau'n Deg centre and office space.

A new ramped access to the front of the building and improved main access accommodation will be provided; a lift will be installed for accessibility; a new two storey extension will provide central office space, the Dechrau'n Deg centre, classrooms and wc facilities; the first floor will provide office spaces and wc facilities; parking facilities will be formalised at the rear of the building. There is some 17m between the proposed extended building and the dwellings to the rear of the site which back onto the play area.

2. Key Issue(s)

Effect on residential amenities

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 17 – Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Development

Policy D33 – Improving Local Amenities

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales (Edition 6)

4. Response to Consultation and Publicity

Town Council – no objection

Local Member – T LI Hughes What does the Highway Authority recommend? I have not been informed. Because of traffic problems in the area I will possibly ask for a site visit but on the other hand I do not want to lose grants which are available.

Local Member – J Evans No reply at the time of writing

Local Member – D R Thomas No reply at the time of writing

Highways Authority – Traffic Plan should be submitted to demonstrate how the development can minimise the impact of additional traffic; the developer should separately contact the Highway Authority to agree a Construction Traffic Management Plan.

Dŵr Cymru-Welsh Water –Standard comments

Natural Resources Wales – Standard advice and local ecologist should be consulted

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 1st August, 2014. No representations had been received at the time of writing.

One letter of objection was received from the occupier of 3 Rhos y Gaer Avenue. Objections are based on overlooking or loss of privacy although the objector considers that fencing may resolve the concern; concerns regarding the location and impacts of the proposed bin store.

As a result of the letter the bin store has been moved away from the property after a consultation between the applicant and the Environmental Health Service; it is not considered that the nature of the use proposed and given the separation distance and site levels that overlooking or loss of privacy will occur to such an extent as to warrant refusal of the scheme.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: The building is in extensive use as an educational and community centre. It is not anticipated that uses proposed to take place will add to amenity impacts – the building's use is concentrated during daytime hours but it is not anticipated that any changes will occur with the use of the facility to hold an evening youth club which already takes place. Activity already occurs at and around the site. The vehicular access to the rear of the site is already in existence and the area operates a one-way traffic system which would ensure that no vehicles conflict with each other in the surrounding streets. The site is easily accessible by a number of public transport modes and it is anticipated that the majority of users would access the site on foot.

Design: the original parts of the centre are retained and enhanced as part of the scheme and retain their identity and integrity. Albeit the roofline of the proposed two storey extension to the rear will be higher than the existing ridge, the building is not easily seen in its entirety at ground level from the surrounding streets and only glimpses will be visible. The site is visible from black bridge but the extension will be set against existing buildings set on higher ground to the rear of the site and will not produce an unacceptable impact.

Residential Amenities: The centre is already in extensive use as an educational and community facility. Properties to the front of the site have their rear gardens and rear elevations facing the proposed entrance elevation. As this is already the main thoroughfare for the site and is also used for vehicular parking, it is not anticipated that increased daytime use of the site would increase amenity impacts to such a degree as to warrant refusal of planning consent. The three storey properties to the rear of the site are elevated and are bounded by significant stone walls such that no overlooking or loss of privacy will take place from the car park and there is sufficient distance between first floor office windows and the properties to maintain an acceptable level of amenity. An enclosed ball-game area is proposed as part of the scheme but this is located on an existing playground area and additional impacts are not anticipated. A proposed bin store has been relocated to respond to a neighbour's concerns.

Technical Matters: It is not considered that the proposal will give rise to unacceptable highway impacts as the site is already served by an existing access and is highly accessible by sustainable transport modes. In response to concerns raised and given the nature of the surrounding highway network, a condition is proposed to require a traffic plan to be submitted to and agreed with the Planning Authority to demonstrate measures to minimise traffic impacts arising from the development. The developer is separately advised to agree a Construction Traffic Management Plan with the Highway Authority in order to adequately manage the construction phase of the project. It is not anticipated that unacceptable drainage impacts will occur.

7. Conclusion

The proposal seeks to improve and extend the accommodation at the site to physically segregate sensitive uses but retains and respects the character and integrity of the original building. The extension design utilizes contemporary building techniques and will sit well with the traditional centre. It is not anticipated that unacceptable impacts will occur in the locality as a result of the development.

8. Recommendation

To **permit** the development subject to conditions.

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.

(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 car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for

those purposes.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

(03) No development shall commence until a Traffic Plan for the lifetime of the development showing how traffic arising from the development will be managed and controlled has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity and highway safety.

7.3

Gweddill y Ceisiadau

Remainder Applications

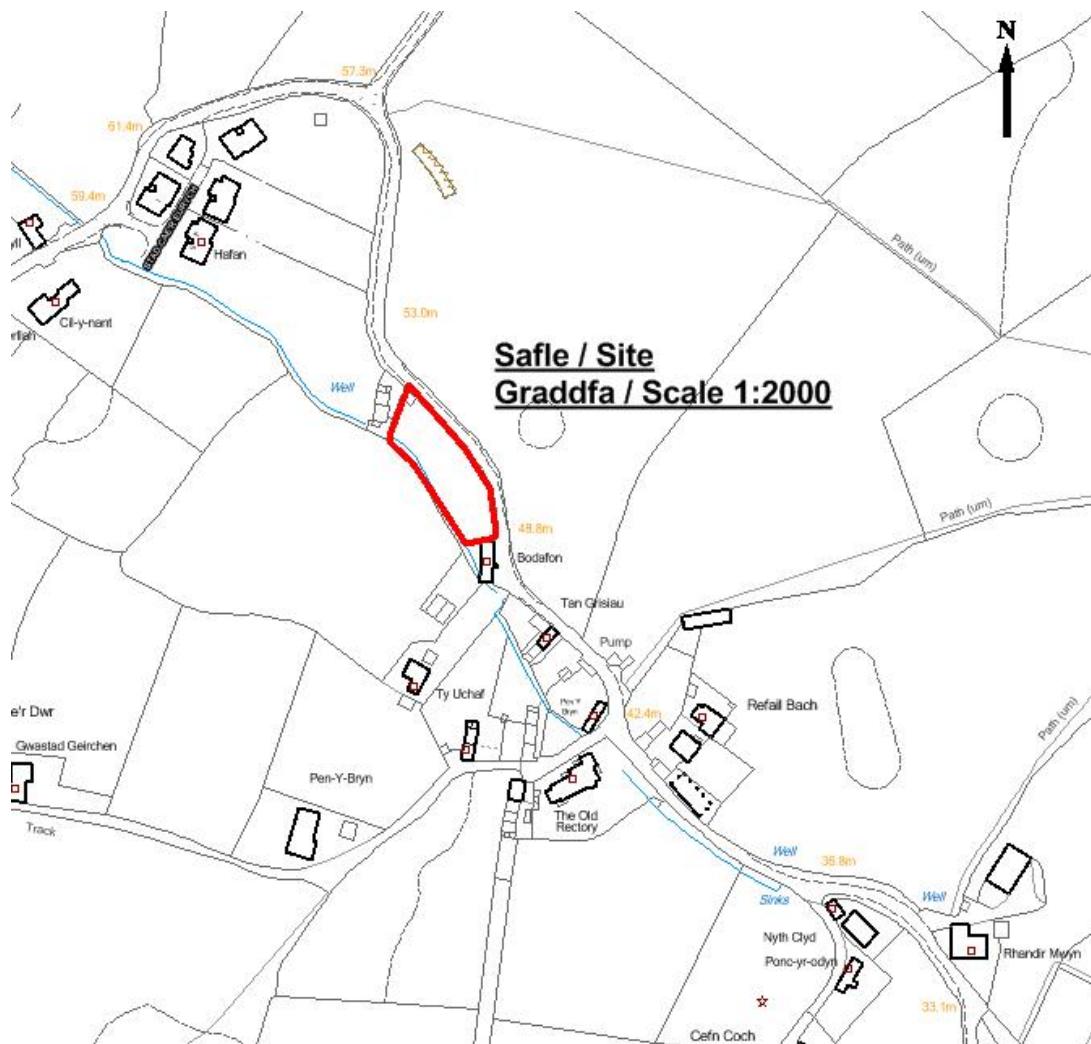
Rhif y Cais: 36C328A Application Number

Ymgeisydd Applicant

Mr Roger Dutton

Cais amlinellol gyda rhai materion wedi eu cadw yn ôl ar gyfer codi annedd a chreu mynedfa newydd ynghyd a dymchwel y garej bresennol ar dir ger / Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with demolition of the existing garage on land adjacent to

Bodafon, Llangristiolus



Planning Committee: 03/09/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Local Member.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 2nd July, 2014 where it was resolved to defer the determining of the application in order to carry out a site visit. The site was visited on the 17th July, 2014 and Members will now be familiar with the site and its setting.

At the meeting that was held on the 30th July, 2014 the Members resolved to refuse the application for the following reasons:

- i) Overdevelopment in the countryside, and
- ii) Not compliant with Policy 50 of the Ynys Mon Local Plan due to its distance from the development boundary

In response to the above I would state as follows:

- i) The site measures approximately 998 square metres. Due to the proposal being an outline application the exact scale of the proposed dwelling is not known at this time however the dwelling will measure between 50 square metres and 120 square metres and therefore there is ample space within the plot to accommodate the proposal without resulting in the overdevelopment of the site.

The residential development of this parcel of land is considered acceptable as the site lies immediately adjoining the property known as Bodafon, and lies within a cluster of 7 dwellings and is therefore considered as an acceptable extension to the village and the erection of an additional unit at this location will not result in the overdevelopment of the countryside.

- ii) Llangristiolus is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies immediately adjoining the property known as Bodafon, and lies within a cluster of 7 dwellings and is therefore considered as an acceptable extension to the village.

Although the site lies outside the development boundary of Llangristiolus under Policy HP4 of the stopped Unitary Development the site lies immediately adjoining the boundary of the settlement.

Due to the above the site is considered an acceptable extension to the settlement of Llangristiolus.

The applicant has submitted a letter in response to the comments raised by the Members of the Planning and Orders Committee and this letter can be found in the representations/letter pack.

1. Conclusion

The proposal complies with Policy 50 of the Ynys Môn Local Plan and will not adversely affect the amenities of the neighbouring properties or have a detrimental effect on the character of the surrounding area or on highway safety.

2. Recommendation

To **permit** the development subject to conditions.

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.

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building 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) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(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 any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(07) No surface water shall be allowed to connect either directly or indirectly to the public

sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(08) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(09) The access shall be constructed with a 2.0 metre by 22 metre splays on either side. Within the visibility splays nothing exceeding 1 meter in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(10) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(11) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(12) The access shall be completed with an asphalt/concrete surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(13) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(14) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(15) No other part of the development shall commence until the visibility splays either side of the access, as detailed on the submitted plan have been provided. Within the visibility splays nothing shall exceed 1.0 metres in height above the level of the nearside channel of the County Highway.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(16) The dwelling hereby approved shall be no higher than 6.0 metres.

Reason: In the interests of residential and visual amenity.

(17) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity

(18) Full details of the proposed landscaping of the site shall be submitted as part of any full or detailed application.

Reason: In the interest of the amenities of the locality.

(19) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt