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Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **31C134D** Application Number

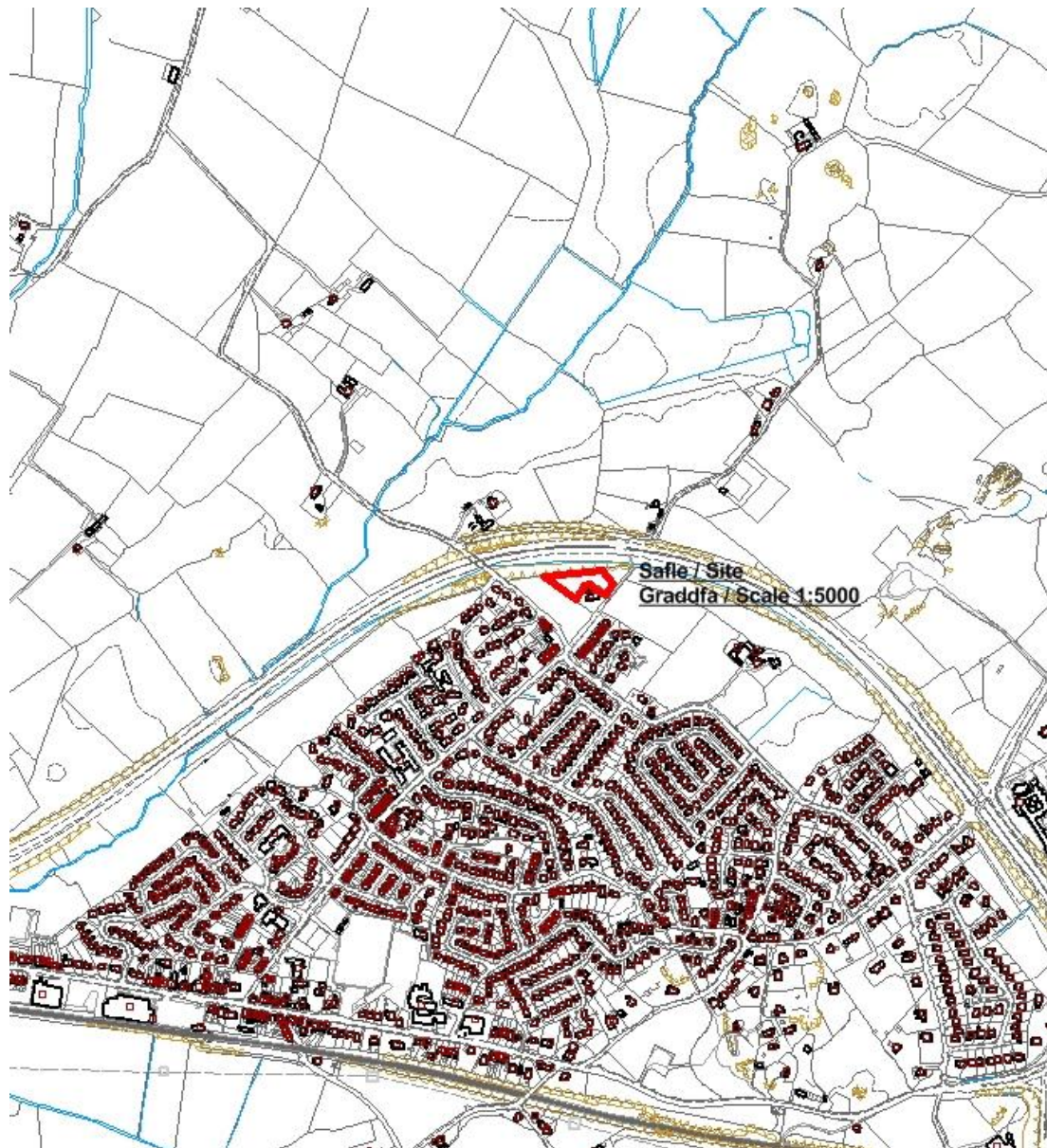
Ymgeisydd Applicant

Roberts Construction Ltd
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.

Cais amlinellol gyda holl faterion wedi eu cadw yn ôl ar gyfer codi 5 annedd newydd ynghyd a chreu mynedfa newydd i cerbydau ar dir ger

Outline application with all matters reserved for the erection of 5 dwellings together with the construction of a new vehicular access on land adjacent to

Cae Cyd, Llanfairpwll



Planning Committee: 07/05/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the Stopped Unitary Development Plan.

1. Proposal and Site

The site comprises of a small irregular parcel of rough grazing land close to the A55 expressway. The site partially surrounds an existing dwelling known as Cae Cyd and has a limited frontage onto Lon Dyfnia.

The application is in outline form with all detailed matters reserved for future consideration.

Nevertheless an illustrative layout plan has been submitted as part of the application which shows the siting of 5 detached, two-storey dwellings.

Access will be taken directly from Lon Dyfnia and thereafter onto Lon Penmynydd.

2. Key Issue(s)

The applications key issues are whether the proposal is acceptable in terms of policy, whether the proposal will have an adverse effect on the surrounding area, effect on the amenities of nearby residential properties or have an adverse effect on highway safety.

3. Main Policies

Gwynedd Structure Plan

Policy A3 Housing
Policy D3 Environment
Policy D4 Environment
Policy FF12 Transport

Ynys Mon Local Plan

Policy 1: General Policy
Policy 26: Car Parking
Policy 31: Landscape
Policy 42: Design
Policy 48; Housing Development Criteria
Policy 49: Defined Settlements
Policy 52: Exception Sites

Stopped Unitary Development Plan

GP1: General Policy
GP2: Design
TR10: Parking Standards
EN1: Landscape Character
HP2: Housing Density
HP3: Main and Secondary Centres.
SG4; Foul Sewage Disposal
SG6; Surface Water Run Off

Planning Policy Wales (6th Edition, February 2014)

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

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Local Member - J Evans – No response to date

Local Member – M Jones – No response to date

Local Member – A W Mummery – No response to date

Community Council – No response to date

Welsh Water – No response to date

Highways Authority – No response to date

Drainage – No response to date

Environmental Health – No response to date

Response from members of the public

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on the occupiers of the neighbouring properties and the publication of a notice in the local press. The latest date for the receipt of representations is the 9th May, 2014 and at the time of writing this report no representations has been received at the department.

5. Relevant Planning History

31C134 – Erection of a bungalow and garage on land Cae Cyd, Llanfairpwll – Withdrawn 27/11/90

31C134A – Erection of a bungalow on plot 1 off Lon Dyfnia, Penmynydd Road, Llanfairpwll – Refused 19/12/91

31C134B – Outline application for residential development at Cae Cyd, Llanfairpwll – Approved 06/09/07

31C134C – Full application for the erection of three bungalows together with the construction of a vehicular and pedestrian access on land adjacent to Cae Cyd, Llanfairpwll – Approved 20/11/12

Site history of neighbouring land

31C170 – Outline application for residential development consisting of the erection of 24 houses for first time buyers on part of OS enc no 1426, Frondeg Terrace, Penmynydd Road, Llanfairpwll – non determination - Appeal Dismissed 01/11/94

31C170A – Outline application for residential development on OS enc cno 1426, Ffordd Penmynydd, Llanfairpwll – Approved 05/02/07 – Section 106 Agreement – 01/02/07 (30% Affordable Homes)

31C170B/DA – Detailed application for the erection of 11 dwellings to include 6, 3 bedrooms semi-detached dwellings, 4, 3 bedrooms dwellings with attached garage and one detached 4 bedroom dwelling together with the construction of a new access road, the construction of a vehicular access from Lôn Hen Dyfnia and the construction of a vehicular access from Lôn Penmynydd on OS enc no 1427, Ffordd Penmynydd, Llanfairpwll – Approved 09/02/10

31C170C – Erection of a dwelling together with the formation of a new pedestrian and vehicular access on part of OS enc no 1429, Ffordd Penmynydd, Llanfairpwll – Approved 30/11/10

6. Main Planning Considerations

Principle of Development – Llanfairpwll is identified as a Defined Settlement under Policy 49 of the Ynys Môn Local Plan and as a Secondary Centre under Policy HP3 of the stopped Unitary Development Plan. Policy 49 of the Ynys Môn Local Plan states that new houses will be granted on sites allocated for housing or on other sites within the Development Boundary. This is re-iterated in Policy HP3 of the stopped Unitary

Development Plan.

The site lies outside the development boundary of the Ynys Môn Local Plan; however, it lies within the boundary of the stopped Unitary Development Plan.

Although the stopped Unitary Development Plan has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

Due to the site being located within the stopped Unitary Development Plan boundary the proposal can be supported on policy grounds.

The principle of development has been established by the granting of planning permission 31C134C which was a full application for the erection of three dwellings which is an extant permission.

Impact on surrounding area – The A55 expressway creates a clear physical and visual barrier between the settlement and the open countryside beyond. The proposal does not therefore give the impression of intruding into the open countryside and by reason of the sense of enclosure created by the A55 can be considered as a reasonable extension to the settlement. Existing screening within the site shall be retained and acoustic fencing is proposed along the boundary of the site with the adjoining A55 carriageway.

Effect on neighbouring properties – As stated previously the 'illustrative' drawing and accompanying documents submitted as part of the application shows that the proposal comprises of 5 detached, two-storey dwellings. The dwellings have been positioned and orientated carefully within the site in order to safeguard the amenities of the neighbouring property. There is a distance of approximately 6 meters, at its shortest distance between the gable of the nearest proposed dwelling and the existing property known as Cae Cyd. Due to the orientation of the respective dwellings it is not considered that this proximity will be harmful to the occupants of the properties. Careful consideration during the design stage will ensure that proposal will not affect the amenities currently enjoyed by the occupants of Cae Cyd.

The existing planting along the north western boundary of the site will be retained which will safeguard the amenities of the existing dwelling and those that have been granted permission under planning permission reference 31C170A, but are yet to be constructed.

Highways – At the time of writing this report no response had been received from the Highway Authority. However it is noted that the proposed new access to the site is identical to the access that was approved under planning application reference 31C134B and no objections were raised at that time.

7. Conclusion

Whilst the proposal is contrary to policy 53 of the Ynys Môn Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP3 of the Stopped Unitary Development Plan.

There is ample space within the site to accommodate the proposal without resulting in the over-development of the site or detrimentally affecting the amenities of the occupants of neighbouring properties.

As stated above the publicity period for the application does not end until the 9th May, 2014. It is therefore my recommendation that the application be approved subject to no adverse representations being received which haven't been addressed within the report.

8. Recommendation

Permit – subject to no adverse representations being received, which haven't been previously been considered in the drafting of this report.

(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) 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.

(05) 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.

(06) 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.

(07) 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

(08) 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.