

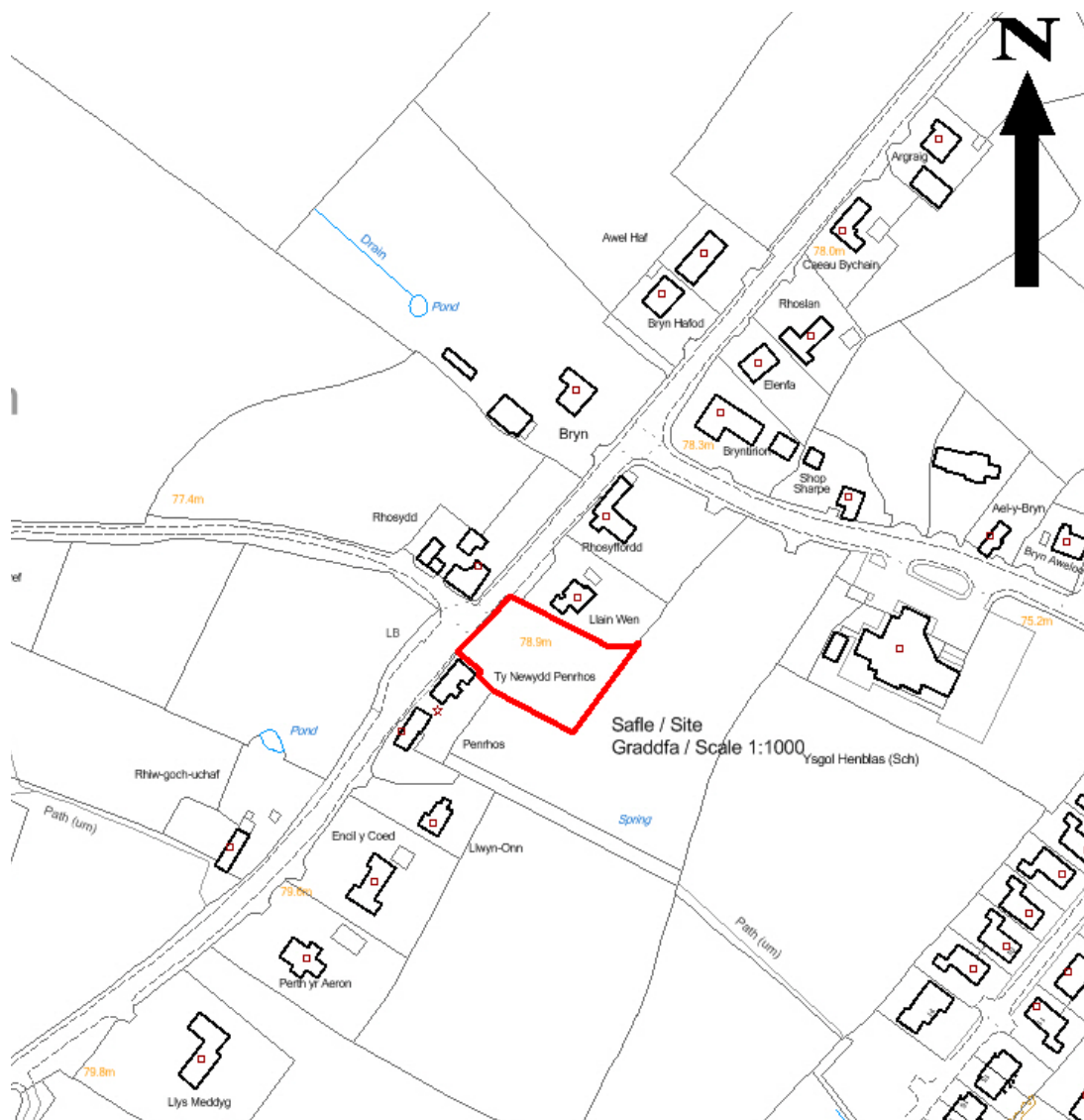
Rhif y Cais: **36C294A** Application Number

Ymgeisydd Applicant

M R Construction Ltd

Cais llawn ar gyfer codi dau annedd ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the erection of two dwellings together with the construction of a vehicular access on land at

Llain Wen, Llangristiolus



Planning Committee: 11/05/2016

Report of Head of Regulation and Economic Development Service (SCR)

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 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 is situated within the settlement of Llangristiolus on a parcel of land which fronts the B4422 and lies between the residential properties known as Llain Wen and Ty Newydd Penrhos which are two storey properties. Access to the site is afforded directly off the B4422.

The application is a full application for the erection of two detached two storey properties.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties or have a detrimental impact on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Planning Policy Wales, 2016, 8th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes – No response to date

Local Member, Cllr H E Jones – No response to date

Highways Authority – Recommended conditional approval

Drainage Section – Recommended conditional approval requiring the provision of a management and maintenance plan for the communal drainage network.

Welsh Water – Recommended conditional approval

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 18th April, 2016 and at the time of writing this report one letter of representation had been received at the department, The main issue raised was in regards to the possible damage to the neighbouring property during excavation works and the relocation of the existing telegraph pole.

In response to these concerns I would state that any damage occurring to third party property during construction works are a private civil matter between individuals and not a material planning issue.

5. Relevant Planning History

36C294 – Outline application for the erection of two dwellings on land adjacent to Llain Wen, Llangristiolus – Approved 21/04/10

6. Main Planning Considerations

Policy Context – Llangristiolus is a listed settlement under Policy 50 of the Ynys Mon Local Plan which allows the development of single plots within or on the edge of the settlement.

Llangristiolus is a village in the stopped Unitary Development Plan and Policy HP4 allows the development of dwellings within the village irrespective of numbers. The frontage of the site is within the defined boundary of the village under the stopped Unitary Development Plan albeit the plots extend back into the site.

There is ample room to accommodate 2 dwellings within the plot. The proposal is considered as an infill respecting the pattern of frontage development. Whilst not strictly in compliance with the single plots policy 50 (although it would be had the plots been submitted separately) and not strictly in compliance with the boundary defined under the stopped Unitary Development Plan, it is not considered that material harm will arise in approving the development of 2 dwellings as an infill in this location.

Part of the site lies outside but adjoins the Llangristiolus Stopped UDP development boundary. A

judgement should be made on whether the site is a reasonable minor extension to the existing built form of the surrounding area.

Level of Requirement:

(i) Supply of dwellings with planning permission:

at April 2015 there were 9 units with planning permission within the settlement of Llangristiolus.

Land Bank – April 2015	
Not Started	Under Construction
5	4

(ii) Number and type of vacant dwellings (Neighbourhood Statistics Table KS401EW)

Llangristiolus falls within the Bodorgan ward. At the 2011 Census, out of 807 dwellings in Bodorgan, 90 were with no usual residents i.e. empty at time of Census, which equates to 11.2%. Llangristiolus has approximately 79 dwellings. On the basis of an 11.2% vacancy rate this would be 9 units being vacant that could include houses for sale at the time of the Census.

(iii) Number and type of dwellings built in the past 10 years

A review of the House Monitoring Survey reveals that 27 units have been completed in the settlement over the past 10 years.

Completions			
Year	Units	Year	Units
2005-06	6	2010-11	2
2006-07	2	2011-12	5
2007-08	0	2012-13	2
2008-09	2	2013-14	6
2009-10	2	2014-15	0

Although concern has been raised regarding the number of plots approved in Llangristiolus under Policy 50, it is clear from a recent appeal decision raising similar issues in Llanfaelog that a refusal based on numbers cannot be sustained on appeal.

Effect on neighbouring properties – There is a distance of more than 13 metres between the front of unit 2 and the side of Ty Newydd Penrhos which has no windows in its side elevation. As the proposed dwellings are set back further in the plot than the adjoining property it is considered necessary that a condition be imposed on the permission requesting screening along the boundary of the site with the adjoining properties and adjoining field.

There is a distance of more than 6 metres between the side of plot 1 and the side of the adjoining property known as Llain Wen. As stated above a condition will be imposed on the permission to provide screening along the boundary of the site with the adjoining properties which will ensure that the amenities currently enjoyed by the occupants of the neighbouring properties are safeguarded

Effect on highway safety – The proposal involves the construction of new vehicular accesses to serve the two new dwellings off the B4422. The Highway Authority have confirmed that the scheme is acceptable subject to the inclusion of standard highway conditions.

7. Conclusion

The erection of two dwellings is considered acceptable in this location as the site lies within the

settlement of Llangristiolus and respects the pattern of development of the surrounding area. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties or have a detrimental impact on highway safety.

8. Recommendation

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

(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) No surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.

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.

(03) Screening shall be provided from point A – B, B – C and C – D, as delineated in green on the attached drawing (drawing reference 2380:16:4). No development shall commence until details of the proposed screening has been submitted to and approved in writing by the local planning authority. The screening shall be erected in accordance with the approved scheme prior to the occupation of the dwellings hereby approved. If the screening needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: To ensure that the development is in the interests of amenity.

(04) A 2.0m wide pedestrian footway shall be constructed along the whole frontage of the site adjacent the public highway. No development shall commence until full details for the design and construction of the footway has been submitted to and approved in writing by the Local Planning Authority.

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

(05) 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.

(06) 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.

(07) The access shall be constructed with 2.4 metre by 120 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre 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.

(08) The access shall be completed with a bitumen 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.

(09) 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.

(10) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

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

(11) A management and maintenance plan for the communal surface water system, which will secure its operation for the lifetime of the development, shall be submitted as part of any full or detailed application. This scheme shall be implemented as submitted and retained throughout the lifetime of the development.

Reason: To ensure that the site can be adequately drained.

(12) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:

Drawing / Document number	Date Received	Plan Description
2380:16:2a	04/04/2016	Existing site plan
2380:16:3b	05/04/2016	Proposed site plan
Design and Access Statement	15/03/2016	Design and Access Statement
Percolation Tests	04/04/2016	Results of Percolation Test
2380:16:6a	04/04/2016	Proposed Elevations – Unit 1
2380:16:8a	04/04/2016	Proposed Elevations – Unit 2
2380:16:5	15/03/2016	Proposed Floor Plans – Unit 1
2380:16:7	15/03/2016	Proposed Floor Plan – Unit 2
2380:16:4	15/03/2016	Access and Visibility splay

under planning application reference 36C294A.

Reason: For the avoidance of doubt.

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.