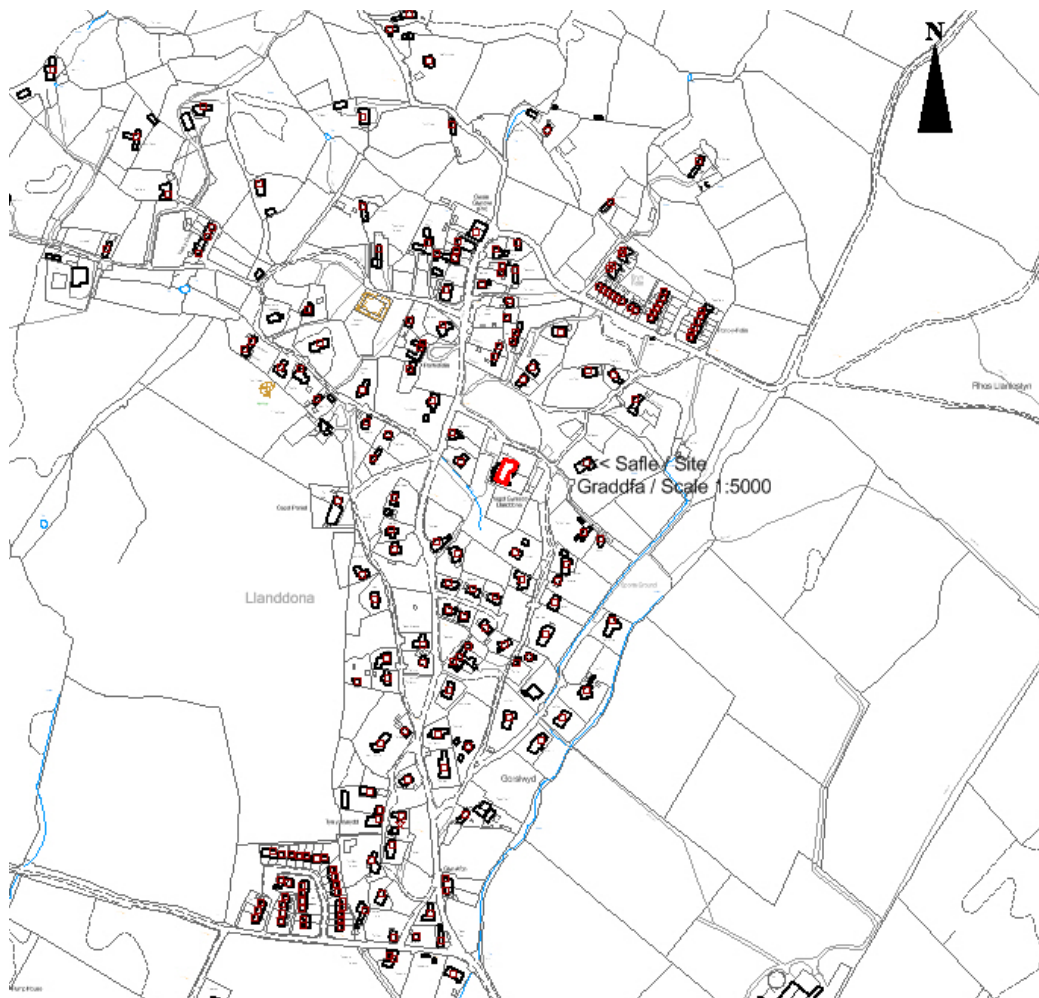


Rhif y Cais: **22C228** Application Number

Ymgeisydd Applicant

Llanddona Community Council

Cais llawn i newid defnydd yr adeilad o gyn ysgol gynradd i neuadd i'r gymuned, dymchwel rhan o'r adeilad presennol ynghyd a addasu ac ehangu yn/ Full application for change of use of building from former primary school to community hall, demolition of part of the existing building together with alterations and extensions at

Ysgol Gynradd Llanddona, Llanddona

Planning Committee: 11/05/2016

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is presented to the Planning Committee as the application is on Council owned land.

1. Proposal and Site

This is a full application for change of use of building from former primary school to community hall, demolition of part of the existing building together with alterations and extensions.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies, whether it fits in with the special landscape area, the effect on neighbouring properties and highway considerations.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 17 – Recreation & Community Facilities

Policy 31 – Landscape

Policy 42 – Design

Policy 58 - Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

Policy CC1 – Community Facilities

4. Response to Consultation and Publicity

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

Local Member (Councillor Alwyn Rowlands) – Supports application.

Local Member (Councillor Carwyn Jones) - No response at the time of writing the report.

Local Member (Councillor Lewis Davies) - No response at the time of writing the report

Highways - No response at the time of writing the report

Drainage – Comments.

Welsh Water – No response at the time of writing the report.

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 16th May, 2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

None.

6. Main Planning Considerations

Main planning considerations: The application is for the change of use of the former primary school to a community hall for the village. The proposal involves slight changes to the external appearance i.e removal and addition of some windows and doors. The application includes demolition of a small part of the building together with the erection of a small extension to the East elevation.

Policy 1 of the Ynys Môn Local Plan and GP1 of the Stopped Unitary Development Plan states that the council will determine planning applications in accordance with policies and proposals in the plan. In considering planning applications the Council will take into account the listed criteria. Policy D4 of the Gwynedd Structure plan states that careful siting, location and design will be a material consideration in the determination of planning applications.

Policy 17 of the Ynys Môn Local Plan and CC1 of the Stopped Unitary Development Plan states that the Council will permit the development of community facilities on suitable sites within the development boundaries or within or on the edge of other settlements.

Affect on the amenities of adjacent residential properties: It is not considered that the change of use from a former primary school to a village hall will have a negative impact upon adjacent residential properties. The nearest property being approximately 30 metres away from the building.

7. Conclusion

The proposal complies with all relevant policies as listed above and will not harm the special landscape area or cause a negative impact on adjacent residential properties.

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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 22C228.

Drawing / Document number	Plan Description	Date Received
LLNDS.02 1000	Site Location Plan and Site Plan as Existing	15/04/16
LLNDS.02 2000	Site Plan as Proposed	15/04/16
LLNDS.02 1001	Ground Floor Plan as Existing	15/04/16
LLNDS.02 1100	East and West Elevations as Existing	15/04/16
LLNDS.02 1002	Roof Plan as Existing	15/04/16
LLNDS.02 2001	Ground Floor Plan as Proposed	15/04/16
LLNDS.02 2100	Elevations as Proposed	15/04/16
LLNDS.02 2101	Elevations as Proposed	15/04/16
LLNDS.02 1101	North and South Elevations as Existing	15/04/16
LLNDS.02 2001	Floor Plan as Proposed	15/04/16

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Technical Advice Note 12: Design

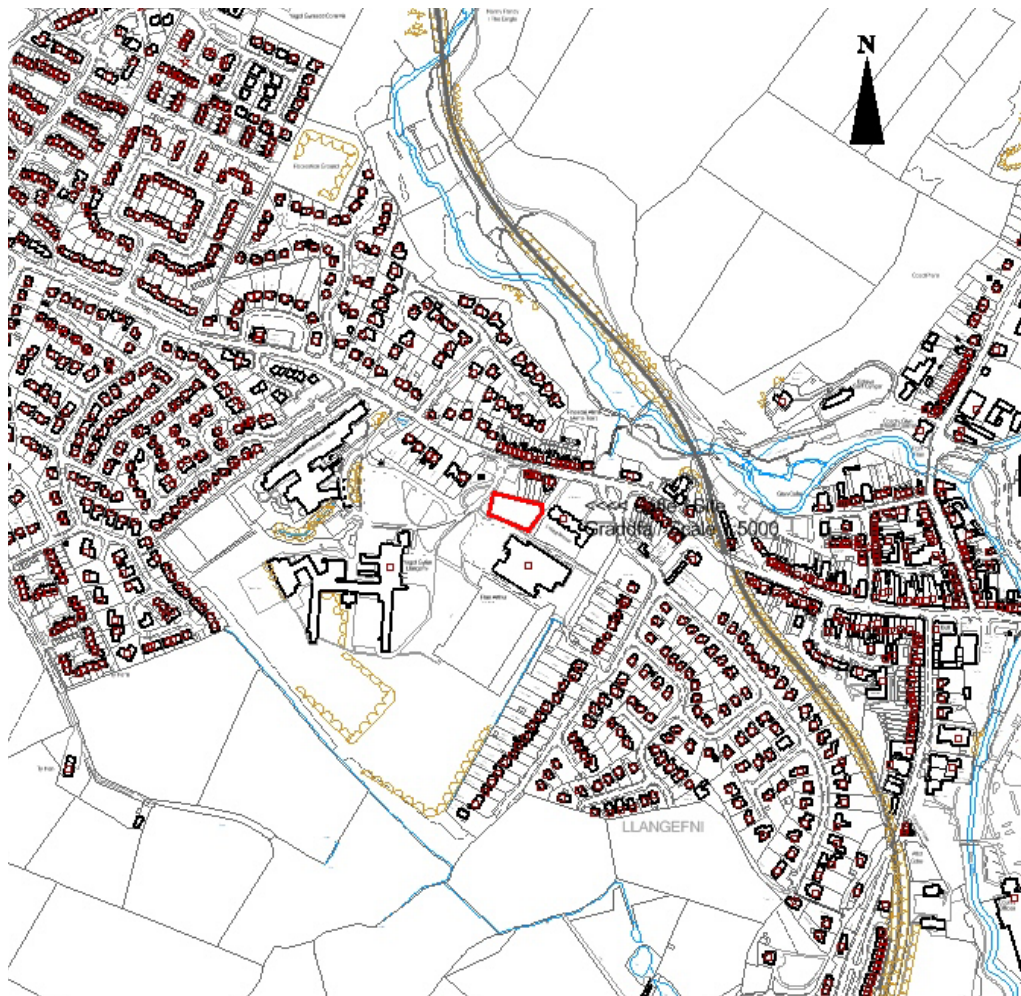
Rhif y Cais: **34C694** Application Number

Ymgeisydd Applicant

Mr Peter Davies

Cais llawn i greu parc chwaraeon trefol ar dir ger / Full application for the creation of an urban sports park on land adjoining

Canolfan Hamdden Plas Arthur Leisure Centre, Llangefni



Planning Committee: 11/05/2016

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

Recommendation:

Permit.

Reason for Reporting to Committee:

This is development which involves Council owned land.

1. Proposal and Site

The site is located alongside Plas Arthur Leisure Centre and was previously in use as a skate park.

It is proposed to construct a new skate park, outdoor gym and games area.

2. Key Issue(s)

Is the site appropriate for the proposed development?

3. Main Policies

Gwynedd Structure Plan

Policy CH1: Recreation and tourism development

Ynys Môn Local Plan

Policy 1: General Policy

Policy 14: Recreation and Leisure facilities

Policy 42: Design

Ynys Môn Unitary Development Plan (Stopped 2005)

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy CC1: Community Facilities

4. Response to Consultation and Publicity

Local Members: No comments received

Town Council: Questions asked but no formal response at time of writing this report.

Highways: Recommend conditions

5. Relevant Planning History

34LPA471/CC - Provision of a skateboarding park at Plas Arthur Leisure Centre, Llangefni. Approved 06/03/2003

6. Main Planning Considerations

The proposals will replace the previous skate park which was removed as it had become old and unsafe.

The development is suited to this location and it is considered will not harm the amenities of nearby residential occupiers.

7. Conclusion

This is an appropriate use in this location.

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) Full details of any lighting proposed shall be submitted to the Local Planning Authority prior to the commencement of those works.

Reason: In the interests of amenity.

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.

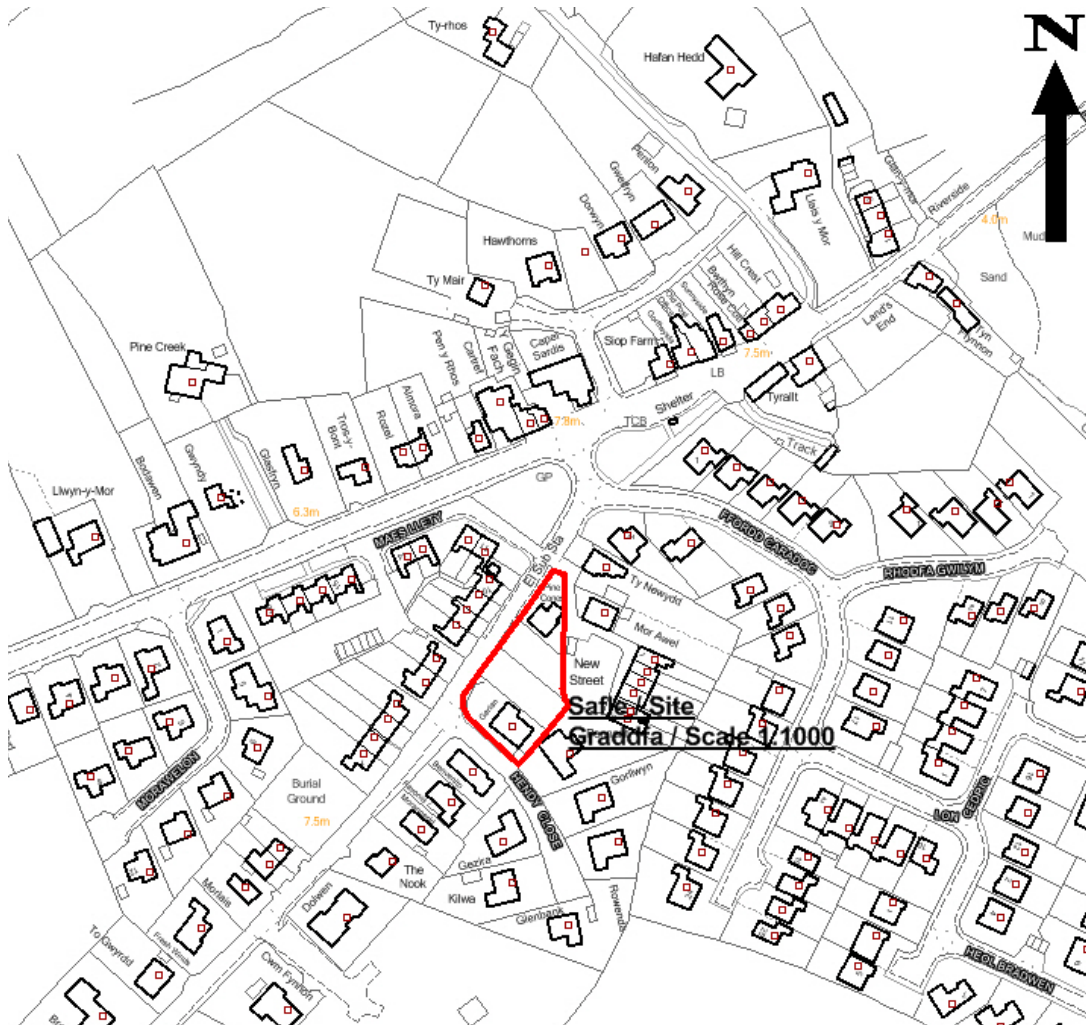
Rhif y Cais: 43C77G/VAR/ENF Application Number

Ymgeisydd Applicant

BC Services Anglesey Ltd

Cais o dan Adran 73A i amrywio amodau (06) tirwedd, coed a llwyni, (07) gwrych yng nghefn plotiau 1-3, (15) gwarchod yr anheddau a gymeradwywyd rhag swm ynghyd â dileu amod (05) coed, neu wrych sydd wedi cael eu tocio neu eu torri i lawr o gais cynllunio 43C77D yn / Application under Section 73A for the variation of conditions (06) landscaping, trees and shrubs, (07) hedgerow at the rear of plots 1-3, (15) protecting the approved dwellings from noise together with the deletion of condition (05) trees, or hedge lopped or felled on planning permission reference 43C77D at

Gerlan, Four Mile Bridge



Planning Committee: 11/05/2016

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

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Trevor Lloyd Hughes

1. Proposal and Site

The application is seeking approval for the variation of conditions (06), (07) (15) and the deletion of condition (05) imposed upon planning decision reference 43C77D. The application was approved for the erection of 3 detached dwellings, alterations and extensions to the existing dwelling together with alterations and construction of a new vehicular access.

The application site is located within the village of Four Mile Bridge which is a listed settlement under Policy 50 of the Ynys Môn Local Plan. The site is located within the development boundary of the stopped Unitary Development Plan.

2. Key Issue(s)

The key issues are whether or not the proposed variation and deletion of conditions would have a material effect upon the approved development.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 – Landscape – Area of Outstanding Natural Beauty

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – New Housing Development

Policy D1 – Landscape - Area of Outstanding Natural Beauty

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy HP7 – Affordable Housing

Policy SG6 – Surface Water Run Off

Policy SG7 – Noise

4. Response to Consultation and Publicity

Councillor Trevor Lloyd Hughes – Request that the application be referred to the Planning Committee for determination.

Councillor Jeffrey M Evans - No response at time of writing report.

Councillor Dafydd Rhys Thomas - No response at time of writing report.

Community Council – No response at time of writing report.

Built Environment – Satisfied that the conditions can be varied and deleted as proposed.

Response to publicity:

Two letters received, the main points raised are summarised below:

- The developer must have known the requirements of the conditions prior commencing works.
- Work has already been carried out contrary to conditions attached to the planning permission.
- For what reason has the developer applied to have the conditions removed.
- Roots of trees impede upon the development.
- The felling of trees on site has resulted in the reduction of wildlife.
- Planning inspectorate has confirmed that the trees on site are for the enjoyment of everyone in the vicinity which shall not be felled.
- Two large trees have already been removed from the hedgerow at the rear boundary of the approved dwellinghouses for safety reasons.
- Replacement vegetation will take a long time to establish.
- Higher vegetation should be planted in order to reduce the effects of overlooking.
- As a result of the felling of trees on site, dwelling houses to the rear of the application site is now overshadowed by the development. The removal of trees has also resulted in a loss of privacy.
- Planning conditions are put in place for a reason. In this case to safeguard the environment and prevent the development from impeding upon the surrounding area.
- If the application is granted it will go against all the principles and reasons for which these conditions were put in place.
- Concerns regarding conditions being varied / removed retrospectively.

5. Relevant Planning History

43C77 - Erection of a dwelling on land adjacent to Gerlan, Pontrhydbont - Refused 02/07/1992

43C77A - Erection of a dwelling on land adjacent to Gerlan, Four Mile Bridge – Refused 08/12/1992

43C77B - Outline application for the erection of a dwelling on land adjacent to Gerlan, Four Mile Bridge – Withdrawn 22/10/2003

43C77C - Demolition of existing dwelling and the erection of 6 detached dwellings together with the construction of a new vehicular access at Gerlan, Four Mile Bridge – Refused 05/11/2004 – Appeal Dismissed (Ref No APP/L6805/A/05/1173158) 08/06/2005

43C77D - Full plans for the erection of 3 detached dwellings, alterations and extensions to the existing dwelling together with alterations and construction of a new vehicular access at Gerlan, Four Mile Bridge – Approved 08/09/2006

43C77E - Application for the deletion of condition (16) (CCTV survey of surface water drain) on planning permission 43C77D at Gerlan, Four Mile Bridge – Refused 17/06/2010 / Approved on Appeal (APP/L805/A/10/2133247) 24/02/2011

43C77F - Full application for the erection of two dwellings on land at Gerlan, Four Mile Bridge – Return to Applicant 02/08/2011

6. Main Planning Considerations

Planning permission (4C77D) was granted by the Local Authority on the 8th September, 2006 for the erection of 3 detached dwellings, alterations and extensions to the existing dwelling together with alterations and construction of a new vehicular access.

Condition (16) relating to surface water drainage was subsequently removed at appeal under application reference number 43C77E.

The development of the site has commenced in breach of a number of pre-commencement conditions.

The extent of the development carried out at the time of writing this report is the erection of one dwelling house (currently occupied), whilst the remaining two are currently being constructed.

It was brought to the Council's attention that the development had commenced in breach of conditions of the planning permission. In accordance with the advice provided within Technical Advice Note 9 (Enforcement) the developer promptly submitted an application in an effort to regularise matters.

Where works are commenced without first having pre-commencement conditions discharged they represent a breach of the conditions and cannot then be discharged retrospectively.

This application is requesting the removal of one condition and that the requirements of the remainder of the outstanding conditions be varied to enable the required information be submitted following the commencement of works.

The development is currently in breach of conditions 05, 06, 07 and 15 of planning decision 43C77D which are listed as follows:

(05) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

(06) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

(07) The hedgerow to the rear of plots 1 to 3 and demarcated in red on the attached plan shall be

retained and thereafter managed in accordance with a scheme to be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

(15) Construction work shall not begin until a scheme for protecting the proposed dwellings from noise from the RAF base at Valley has been submitted to and approved in writing by the local planning authority; all works which form part of the scheme shall be completed before any of the dwellings hereby approved are occupied.

The application entails the variation of conditions 06, 07 and 15 which relate to trees, hedgerows, landscaping and noise protection from nearby RAF Base at Valley.

The variation of these conditions will not remove the need for the information required by the conditions to be submitted for the Local Planning Authorities written approval but will merely enable the information to be submitted following the commencement of the development.

The Local Planning Authority therefore considers that the variation of the above conditions are reasonable and acceptable.

The Local Planning Authority considers that the relevant information be submitted within 4 months from the date of an approval.

The application also entails the deletion of condition 05 which states:

The prior agreement of the Local Planning Authority shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the Local Planning Authority.

To enable the local planning authority to support the deletion of the condition, it must be considered what would be the effect of deleting the condition, whether there is a need for the condition and does it meet the test listed within circular 016/2014.

The Welsh Government considers that conditions should be necessary, precise and enforceable, ensuring that they are effective and do not make unjustifiable demands of applicants. Conditions should only be imposed where they satisfy all of the tests. In summary, conditions should be:

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable;
- (v) precise; and
- (vi) reasonable in all other respects.

It states within circular 016/2014 that A condition should not be retained unless there are sound and clear reasons for doing so Conditions should be designed to tackle specific problems rather than impose unjustifiable controls. If a condition is wider in its scope than is necessary to achieve the desired objective, it will fail the test of necessity Conditions should not repeat the provisions of other conditions or duplicate controls under other legislation unless there is a planning reason for doing so.

Condition (05) ensures that any trees / hedges on the site or boundaries of the site are not lopped, topped or felled without the prior agreement of the Local Planning Authority. The condition also requires that if any trees or hedges are felled they are subsequently replaced.

Condition (06) states that the site shall be landscaped in accordance with a scheme agreed with the Local Planning Authority. The condition also ensures that the trees and shrubs are retained. In addition, condition (07) requires that the hedgerow to the rear of plot 1 to 3 (which has been subject of recent replanting) shall be retained and thereafter managed in accordance with scheme approved by the Local Planning Authority.

It is considered that the requirements of condition (05) are covered and duplicated under conditions (06) and (07), therefore deemed unnecessary. In the event that condition (05) was not imposed upon planning application 43C77D it is considered that planning permission would not have been refused given that the requirements are replicated within other imposed conditions.

It is therefore considered that the removal of the condition will not have an unacceptable material effect upon the development.

The variation of conditions (06) and (07) will allow the Local Planning Authority to agree an adequate and appropriate landscaping scheme which shall be retained thereafter for the entire site.

7. Conclusion

Having regard to all material facts and planning considerations it is considered that the variation of conditions (06), (07), and (15) and the deletion of condition 05 of planning approval reference number 43C77D is reasonable and acceptable.

8. Recommendation

To **permit** the application for the reasons below:

(01) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure a satisfactory appearance of the development.

(02) All stonework proposed to be used in the construction of the dwelling(s) shall be natural local stone of uniform colour.

Reason: To ensure a satisfactory appearance of the development.

(03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(04) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority within 4 months from the date of this permission, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the scheme being approved. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

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

(05) The hedgerow to the rear of plots 1 to 3 and demarcated in red on the attached plan shall be retained in perpetuity. In the event that any part of the hedgerow dies, becomes severely damaged or seriously diseased the hedgerow shall be replanted in accordance with a scheme submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

(06) Notwithstanding the details contained on site plan no. 04.07 dated 24 January 2006, any boundary walls or fences erected on the site shall not exceed a height of 1m above ground level between points A and B as indicated in green on the plan attached to this permission.

Reason: In the interests of residential and visual amenity.

(07) A 1.8 metre wide footway shall be provided along the whole length of the vision splay lines adjacent to the County Highway before all the dwellinghouse approved by this permission are occupied.

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

(08) 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.

(09) The turning area shall be completed in full accordance with the details as submitted before the dwelling is occupied and thereafter retained solely for those purposes.

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

(10) 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 sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

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

(11) 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.

(12) 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.

(13) Within 4 months from the date of this permission a scheme for protecting the proposed dwellings from noise from the RAF base at Valley shall be submitted and approved in writing by the local planning authority. All works which form part of the scheme shall be carried out before all the dwelling house approved by this permission are occupied in accordance with the approved details.

Reason: In the interests of residential amenity.

(14) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 43C77D

Drawing / Document Number	Date Received	Plan Description
04.07	24/01/2006	Site Plan
BFSS	24/01/2006	Plot Survey
04.10 /12	24/01/2006	Existing Dwelling Elevations
House Type A 04:08	24/01/2006	Proposed elevations
House Type B 04:09	24/01/2006	Proposed Elevations
04:02A	24/01/2006	Floor Plans
04.11	24/01/2006	Existing Dwelling Floor Plans
04.13	24/01/2006	Existing Dwelling Floor Plans As Altered
Dwg no – 01-0	05/07/2006	Proposed Layout Details of Foul & Surface Water Drains
-	24/04/2006	Surface Water Plan & Details

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 decision, providing that such changes do not affect the nature or go to the heart of the permission/ development.

9. Other Relevant Policies

Planning Policy Wales (Edition 8)

TAN 9: Enforcement of Planning Control

SPG: Design Guide for the Urban and Rural Environment

Planning Committee: 11/05/2016

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

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Vice-Chairperson.

1. Proposal and Site

The parcel of land is currently used for agricultural/grazing purposes and lies within the settlement of Dwyran. The site lies next to two dwellings which are currently under construction which were granted planning permission in September 2013. The site lies fronting the road known as Lon Fain. There is a mixture of single storey, dormer bungalows and two storey properties in the locality.

The application is a full application for the erection of two number two storey, semi-detached dwellings.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies, the effect of the development on neighbouring properties and surrounding area and whether the development will affect 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 objection.

Local Member, Cllr A Griffith – Call-in due to the development being out of character with the area and highway safety.

Highways Authority – Recommended conditional approval.

Drainage Section – No response at the time of writing this report.

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 7th April, 2016 and at the time of writing this report four letters of objection and a petition containing 36 names had been received at the department, The main issue raised can be summarised as follows:

- i) Highway Safety
- ii) Site has formed part of a flood plain and the raising of the levels of the land will exacerbate the situation and result in flooding to neighbouring properties.
- iii) Out of character with the surrounding area
- iv) Conflicts with current policies
- v) No need for dwellings in the locality as a number of new properties are not selling in the village

In response to the issues raised I would respond as follows;

- i) The Highway Authority have been consulted and raised no objection to the development subject to the inclusion of standard highway condition on the permission.
- ii) The site is not situated within a flood zone. The levels of the land have been raised on the adjoining site and for the proposed development as the site slopes downwards from the highway to the rear of the agricultural field. At the time of writing this report we are awaiting further drainage information and upon their receipt the information will be forwarded to the Drainage Section for consideration.
- iii) As stated above the site is located fronting Lon Fain. There is a mixture of house types located along Lon Fain with two storey cottages, bungalows, dormer bungalows and the new two storey semi-detached units which are nearly completed. Due to the above and as the bungalow to the north of the site are more than 30 metres away from the application site and therefore the proposal is considered acceptable and will not be out of character with the existing pattern of development to the detriment of the surrounding area.
- iv) See policy context paragraph of the main planning considerations section 6 below.

v) The site lies within the village of Dwyran and is situated on land that is located between the developed part of the village and can be considered as an 'infill' plot. Although Policy 50 of the Ynys Môn Local Plan states that 'usually single plots' can be supported on infill sites as the proposal involves the erection of a pair of semi-detached dwellings – in order to encourage more 'affordable by design' dwellings within settlements a semi-detached unit can also be supported and therefore the proposal as submitted is considered acceptable. The village has a local primary school and doctors surgery and is located on the public transport network route.

5. Relevant Planning History

45C432 – Full application for the erection of two new dwellings together with the formation of a vehicular access on land opposite Graig Fawr, Dwyran – Approved 06/09/13

45C432A/VAR – Application to vary condition (11) on planning permission reference 45C432 so as to complete the estate road prior to occupation of the dwellings on land opposite Graig Fawr, Dwyran – Approved 09/01/14

45C432B/DEL - Application under Section 73 for the removal of conditions (05), (06) and (07) (code for sustainable homes) from planning permission reference 45C432A/VAR (erection of two dwellings and the creation of a vehicular access) on land opposite Graig Fawr, Dwyran – Approved 28/10/15

6. Main Planning Considerations

Policy Context - Dwyran 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 Unitary Development Plan. As the application is for semi-detached dwellings the proposal is considered acceptable and in compliance with Policy 50 as it provides two dwellings that are affordable by design.

The application site is located immediately next to residential dwellings and lies opposite residential properties and is therefore considered acceptable as an 'infill' application which is acceptable under Policy 50 of the Ynys Môn Local Plan.

Effect on neighbouring properties – There are no windows proposed in the side elevation of the proposed units. The proposed dwellings will be located more than 30 metres away from the boundary of the adjoining property to the north of the site (1 Lôn Fain). The proposed dwellings will be situated 11 metres away from the gable of the units that are currently under construction and 22 metres away from the front of Penhenlli which lies on the opposite side of the road. Due to these distances the proposal is considered acceptable and complies with the requirements of Supplementary Planning Guidance in terms of distances between developments.

Effect on surrounding area – Concern has been raised by the Local Member and members of the public that the development will be out of character with the surrounding area. There is a mixture of house types situated along Lôn Fain and the design of the proposed dwellings is the same as the dwellings currently under construction and therefore the scheme will not harm the surrounding area.

Effect on highway safety – The proposed dwellings will be served by the existing vehicular access that was approved under planning application reference 45C432 when dealing with the residential development of the adjoining land. The Highway Authority have confirmed that the scheme is acceptable subject to the inclusion of standard highway conditions.

7. Conclusion

The erection of two semi-detached dwellings is considered acceptable in this location as the site lies within the settlement of Dwyran and located next to residential properties. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties or have a detrimental impact on the surrounding area or on highway safety.

Due to the above my recommendation is one of approval subject to the receipt of satisfactory drainage details in regards to the proposed soakaway.

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) 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.

(04) 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.

(05) 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
2083:16:2	25/02/2016	Existing site plan
2083:16:1	25/02/2016	Location Plan

Design and Access Statement	25/02/2016	Design and Access Statement
2083:16:3	25/02/2016	Proposed site plan
2083:16:4	25/02/2016	Proposed elevation, floor plans and sections

under planning application reference 45C432C.

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.