

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

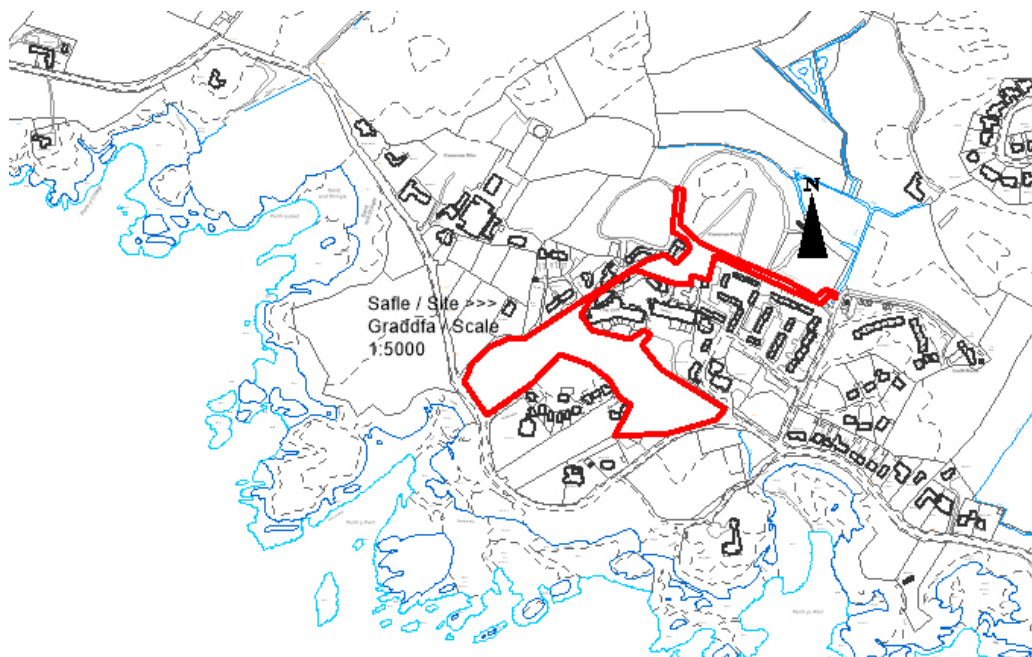
Rhif y Cais: **46C14Y/1/VAR** Application Number

Ymgeisydd Applicant

Anglesey Sales Ltd

Cais o dan Adran 73 i ddiwygio amod (01) (gweithredu'r datblygiad yn unol a'r cynlluniau) o ganiatâd rhif 46C14S/1/MIN (newidiadau i gynllun sydd wedi ganiatau) er mwyn newid y dyluniad yn / Application under Section 73 for the variation of condition (01) (implemented in accordance with the approved plans) of permission reference 46C14S/1/MIN (amendments to previously approved plans) so as to amend the design at

Lleiniau/Plots 20-22, Cliff Holiday Centre, Bae Trearddur Bay



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application conflicts with Policy TAI 5 Local Market Housing of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

1. Proposal and Site

The site is situated within the development boundary of the village of Trearddur and has planning permission for residential development comprising 33 units.

The application is for amended plans for the erection of dwellings on plots 20 to 22 inclusive.

2. Key Issue(s)

The applications key issues are compliance with current development plan policies and whether the proposal will affect the amenities of the surrounding properties or the character of the area.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF 2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

TAI 5- Local Market Housing

Planning Policy Wales (9th Edition)

Technical Advice Note 5: Conservation and Planning

Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – no response to consultation

Councillor Jeffrey M Evans – no response to consultation

Councillor Dafydd Rhys Thomas – no response to consultation

Community Council – No response to consultation

The application was afforded two means of publicity. These were by the posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The expiry date for the receipt of representations was 14th February 2018. No representations were received.

5. Relevant Planning History

46C14H/1 full application for the erection of 33 dwellings on land at the Cliff Apartments Site, Trearddur Bay – approved 18/4/2011

6. Main Planning Considerations

Background: The application was submitted in February 2017 for internal and external amendments to plots 20 to 22 inclusive. The planning permission for 33 units is in course of being implemented. The application was determined under delegated powers as being acceptable under policies prevailing at the time but subject to a Deed of Variation in relation to an existing Section 106 agreement providing affordable housing. The Deed of Variation has not yet been completed but in response to the material change in policy context the application has been reviewed.

Effect on surrounding properties – Planning permission was granted for housing development on the site in 2011 which comprised 33 plots in total. The application as made seeks to vary the design of plots 20-22 inclusive with both internal and external changes. However the general character of the scheme remains very much in keeping with the original consent. Minor changes to balconies and fenestration occur but the scheme has been designed to minimise overlooking between plots by stepping buildings and ensuring where possible balconies look towards the blank walls of neighbouring properties. Where windows do occur they are secondary windows and it is not anticipated that any degree of overlooking is such as to make the scheme unacceptable in amenity terms.

Effect on the locality – The design of the proposal reflects the pattern of development in the vicinity and no adverse impacts will occur.

Policy Context: Policy TAI 5 requires housing development in Trearddur to be supplied as local market housing units in accordance with the criteria set within the policy. The housing units on this site, already built and under construction, are a mix of open market and affordable housing units as approved under the Ynys Mon Local plan policies prevailing at the time. The proposal now under consideration involves minor design changes to open market units. Whilst technically contrary to policy TAI 5, given the fallback position and advanced stage of implementation, it is not considered reasonable to require compliance.

7. Conclusion

The site has the benefit of full planning permission. The proposed amendments to the plots are relatively minor in nature and are acceptable in their impacts. Given the fallback position and advanced stage of site development, although contrary to the provisions of Policy TAI 5, the recommendation is to approve the application.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. Recommendation

Permit subject to a Deed of Variation in relation to affordable housing.

(01) The sole means of vehicular access to the development shall be via the existing access on Lon Isallt as shown on drawing ref. A(200) 12 Revision C as approved under application reference number 46C14H/1.

Reason: For the avoidance of doubt and to limit the number of access points along the site boundary for the safety and convenience of the highway user.

(02) No other pedestrian or vehicular access points other than those approved on drawing ref. A(200) 12 Revision C under application reference number 46C14H/1 shall be permitted on any part of the site boundary with Lon Isallt.

Reason: In the interest of highway safety.

(03) No occupation of the dwelling shall take place until the car parking and turning spaces have been laid out and made available for use in accordance with the approved drawings. The car parking spaces shall thereafter be retained for that use.

Reason: For the avoidance of doubt and in the interests of amenity.

(04) The means of enclosure or demarcation used in the development shall be in accordance with the details approved under planning application reference 46C14H/1 unless the local planning authority gives its prior written approval to any variation. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is sooner.

Reason: To ensure the satisfactory appearance of the development and to ensure that protected species habitat is not compromised.

(05) No occupation of the dwelling hereby approved shall take place until the foul and surface water drainage systems serving the site have been constructed and are operational.

Reason: To ensure that the development is adequately drained.

(06) 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 amenity and to ensure the satisfactory appearance of the development and to preserve the integrity of the surface water drainage system.

(07) The development shall proceed in accordance with the Protected Species Management Plan approved under planning reference 46C14H/1 unless the local planning authority gives its prior written consent to any variation.

Reason: To safeguard any protected species which may be present in the site.

(08) The development shall be completed in accordance with the following drawings:

3966/2 A(300)26 D Proposed Plans and Elevations
A(050) 30 Plots 8-13 Location Plan
A(200)06 Revision B Site Levels

Reason: To define the scope of this permission

10.2

Ceisiadau'n Tynnu'n Groes

Departure Applications

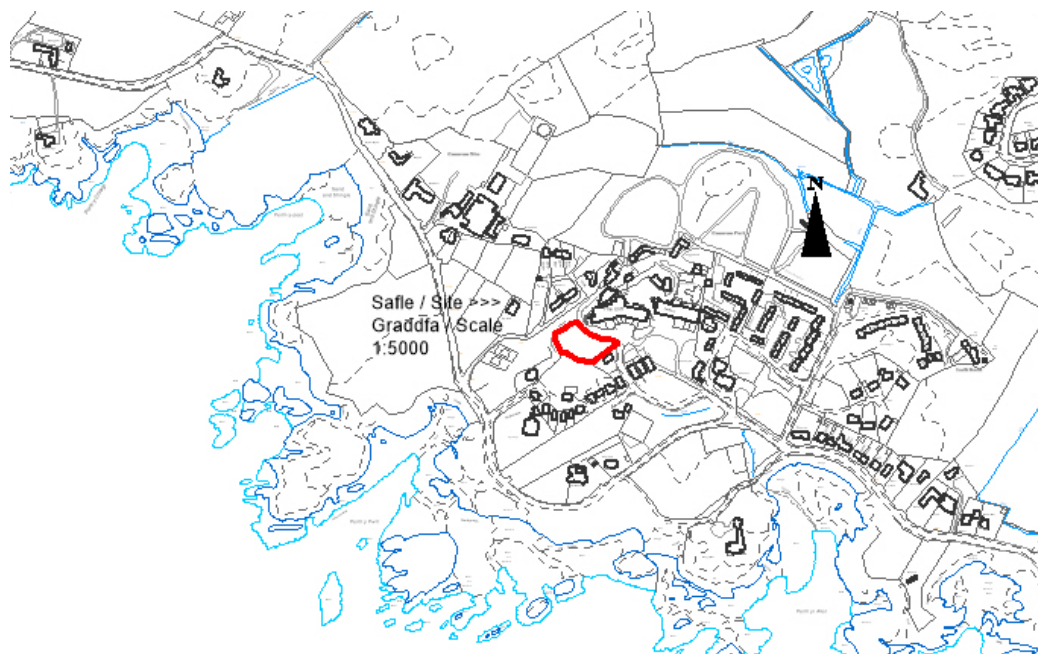
Rhif y Cais: **46C14Z/1/VAR** Application Number

Ymgeisydd Applicant

Anglesey Sales Ltd

Cais o dan Adran 73 i ddiwygio amod (01) o ganiatâd rhif 46C14S/1/MIN er mwyn diwygio dyluniad y tai o caniatad cynllunio 46C14H/1 yn / Application under Section 73 for the variation of condition (01) of permission reference 46C14S/1/MIN so as to amend the design of the approved dwellings of planning permission 46C14H/1 at

Plot 8-13, Cliff Holiday Centre, Lôn Isallt, Bae Trearddur Bay



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application conflicts with Policy TAI 5 Local Market Housing of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

1. Proposal and Site:

The site is situated within the development boundary of the village of Trearddur and has planning permission for residential development comprising 33 units.

The application is for amended plans for the erection of dwellings on plots 8-13 inclusive.

2. Key Issue(s)

The applications key issues are compliance with current development plan policies and whether the proposal will affect the amenities of the surrounding properties or the character of the area.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
TAI 5- Local Market Housing

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4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – there are often amendments at this site

Councillor Jeffrey M Evans – no response to consultation

Councillor Dafydd Rhys Thomas – no response to consultation

Councillor John Arwel Roberts – no response to consultation

Community Council – No response to consultation

The application was afforded two means of publicity. These were by the posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The expiry date for the receipt of representations was 14th February 2018. No representations were received.

5. Relevant Planning History

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6. Main Planning Considerations

Background: The application was submitted in February 2017 for internal and external amendments to plots 8-13 inclusive. A further amendment to the drawings was submitted in November 2017. The planning permission for 33 units is in course of being implemented. The application was determined under delegated powers as being acceptable under policies prevailing at the time but subject to a Deed of Variation in relation to an existing Section 106 agreement providing affordable housing. The Deed of Variation has not yet been completed but in response to the material change in policy context the application has been reviewed.

Effect on surrounding properties – Planning permission was granted for housing development on the site in 2011 which comprised 33 plots in total. The application as made seeks to vary the design of plots 8-13 inclusive with both internal and external changes. However the general character of the scheme remains very much in keeping with the original consent. Minor changes to balconies and fenestration occur but the scheme has been designed to minimise overlooking between plots by stepping buildings and ensuring where possible balconies look towards the blank walls of neighbouring properties. Where windows do occur they are secondary windows and it is not anticipated that any degree of overlooking is such as to make the scheme unacceptable in amenity terms.

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Reason: To ensure that the development is adequately drained.

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(08) The development shall be completed in accordance with the following drawings:

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A(050) 30 Plots 8-13 Location Plan
A(200)06 Revision B Site Levels**

Reason: To define the scope of this permission