

12.1

Gweddill y Ceisiadau

Remainder Applications

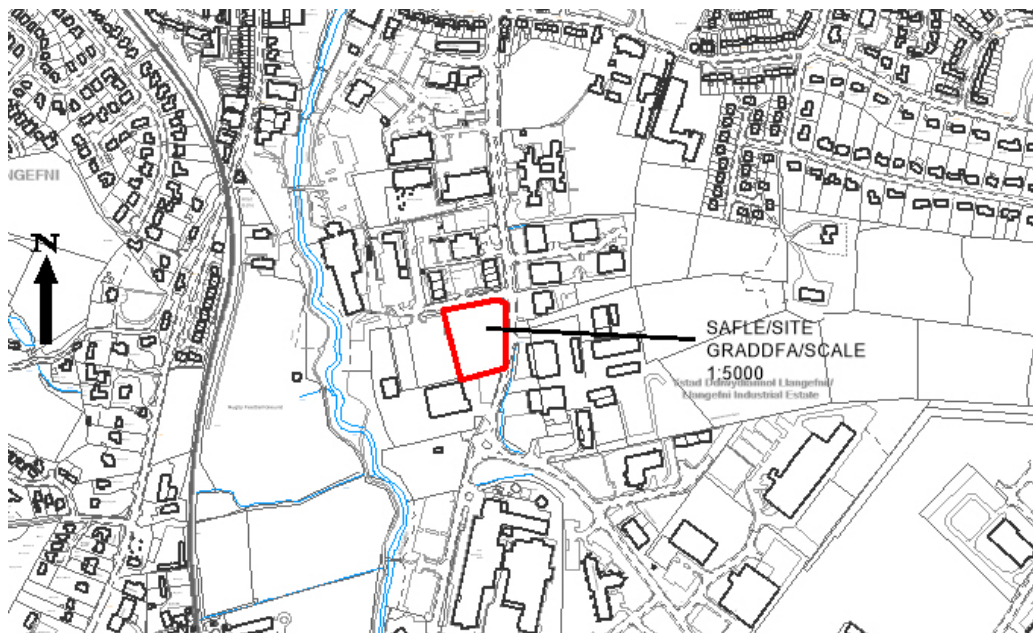
Rhif y Cais: 34LPA1015E/DIS/CC Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais i ryddhau amodau (02) (dwr wyneb) a (03) (cynllun draenio) o ganiatâd cynllunio 34LPA1015B/CC yn yr hen safle / Application to discharge conditions (02) (surface water) and (03) (drainage scheme) of planning permission 34LPA1015B/CC at the former

Hyfforddiant Môn Training, Llangefni



Planning Committee: 06/06/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate in the town of Llangefni. Access to the site is from the industrial estate road. The site is surrounded by businesses and a car park to the rear. The site is currently being developed under the active planning permission of 34LPA1015B/CC.

The application seeks to discharge conditions 2 and 3 of planning permission 34LPA1015B/CC which requires full details of surface water and drainage schemes to be submitted before development commences. Development has already commenced on site prior to the above conditions being discharged, however as the submitted details are satisfactory no further actions will be taken.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area, affect highway safety or the drainage infrastructure.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
PCYFF 6 – Water Conservation
CYF 7 – Regeneration Sites

Planning Policy Wales (9th Edition)

Technical Advice Notes 12: Design

Technical Advice Notes 15: Development and Flood Risk

4. Response to Consultation and Publicity

Technical Section (Drainage) – condition requirements satisfied

Welsh Water – No objection to conditions being discharged

5. Relevant Planning History

34LPA1015/CC - Application to determine whether prior approval is required for the demolition of the existing building at Môn Training, Llangefni – Permitted Development – 25/03/2015

34LPA1015A/CC/SCR - Screening opinion for the erection of 5 new business units at the former site of Môn Training, Llangefni – EIA Not Required

34LPA1015B/CC - Full application for the erection of 5 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin \ recycling and cycling stores on the site of the former Hyfforddiant Môn Training, Industrial Estate, Llangefni. Approved 9/12/2015.

34LPA1015C/MIN/CC – Minor amendments to scheme previously approved under planning permission 34LPA1015B/CC so as to amend elevations, roof, carpark layout, materials and landscaping at former Mon Training Site, Llangefni. Approved 13/3/2018

34LPA1015D/DIS/CC – Application to discharge conditions (04) (landscape and planting plan), (08) (Traffic Management Plan), (09) (archaeological work), (11) (solar panels) and (12) (remediation strategy) of planning permission 34LPA1015B/CC at the former Mon Training Site, Llangefni. Awaiting decision

34LPA1015E/DIS/CC - Application to discharge conditions (02) (surface water) and (03) (drainage scheme) of planning permission 34LPA1015B/CC at the former Mon Training Site, Llangefni. Awaiting decision

6. Main Planning Considerations

Satisfying Condition Requirements – The scheme consists of full drainage details for the site. Plans are given depicting how all water will exit the site. The waste water will be disposed of via connections to the public sewer system with pipe runs. Surface water will also be disposed with pipe runs with various manholes/chambers in order to allow access and maintenance of systems. The submitted details are considered satisfactory by the council drainage section and Welsh Water, they consequently have no objections to the conditions being discharged.

7. Conclusion

The schemes will allow for effective drainage of the site and its surface water which will ensure site function. The scheme will also prevent excessive overload of the public system and allow the site to operate sustainably within the current infrastructure.

8. Recommendation

Permit

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.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 39C355B Application Number

Ymgeisydd Applicant

Ms J Jarvis

Cais ol-weithredol i godi 8 o fflatiau ynghyd â maes parcio a gwaith cysylltiedig ar dir yn /
Retrospective application for the erection of 8 apartments together with car parking and
associated works on land at

Ysgol Gynradd gynt/Former Primary School, Lon Pentraeth Road, Porthaethwy/Menai Bridge



Planning Committee: 06/06/2018

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

Recommendation:

Refuse

Reason for Reporting to Committee:

Part of the application site is located on Council owned land.

1. Proposal and Site

The application is made for the erection of 8 apartments together with car parking and associated works on land at the former primary school, Menai Bridge. Since works have commenced at the site comprising of securing the site and widening the access, the application has subsequently been changed to a retrospective application.

The application site is a parcel of land situated within the development boundary of Menai Bridge. The site is accessible to the east onto the B5420 highway. Dwellinghouses are located to the north and west of the site, whilst a Nursery school shares the boundary to the south of the site.

2. Key Issue(s)

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the neighbouring properties, amenity of the area, setting of a Listed Building, Conservations Area, drainage and highway safety.

3. Main Policies

Joint Local Development Plan (JLDP)

PCYFF1 – Development Boundaries

PCYFF 2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PCYFF 6 – Water Conservation

PS1 – Welsh Language and Culture

PS4 - Sustainable Transport, Development and Accessibility

PS5 – Sustainable Development

PS6 - Alleviating and Adapting to the Effects of Climate Change

TRA 2 – Parking Standards

TRA 4- Managing Transport Impacts

TAI 2 – Housing in Local Service Centres

TAI 8 – Appropriate Housing Mix

TA 15 – Affordable Housing Threshold and Distribution

ISA 1 – Infrastructure Provision

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transport

SPG: Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams –The Local Member has called the application to the Planning Committee for determination.

Councillor Alun Wyn Mummery – No Response

Councillor Meirion Jones – No response

Town Council – Concerns that the proposed development would overlook the adjoining children's pre-school. Concerns also raised with respect to highway safety, traffic and parking issues. Comments made with respect to scale, dominance and impact on the character and appearance of the area.

Environmental Health – Conditional Approval

Drainage – No design and connection details for the proposed surface water drainage system has been submitted as part of the proposal to demonstrate that the indicative scheme satisfies the requirements of TAN 15. A Management and Maintenance plan should also be provided for the surface water drainage system.

Welsh Water – Welsh Water have requested that a condition be imposed with respect to the public sewerage network.

Policy – No policy objection providing that the proposal is acceptable in generic policies contained within the JLDP. A contribution of f £12,396.84 is requested as a commuted sum towards affordable housing.

Housing - Housing Services have confirmed there is a high demand for housing for local people in Menai Bridge.

Built Environment – Proposed development would not have a significant detrimental effect on the setting of the nearby Listed Buildings or views out of the Conservation Area. However, concerns raised regarding overdevelopment, design, scale, bulk and size of footprint.

Local Highways Authority – Approval subject to conditions.

Education – The Lifelong Learning Department requires a contribution of £11,024.79 for new facilities for the local primary school.

Response to publicity:

The proposal was advertised with the posting of notifications to adjacent properties. Site notices have also been displayed near the application site. Following receiving amended plans the publicly process has been undertaken on two separate occasions. The expiration of the publicly period was the 9th March, 2018 and the 10th May, 2018.

At the time of writing this report, 8 letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

- Concerns regarding parking spaces and highway safety.
- Proposed apartment block is large in scale and have an impact upon neighbouring properties in terms of density, dominance, overdevelopment and overlooking.
- Overdevelopment could breach the Human Rights Act.
- Development is not in character with the appearance of the area and neighbouring properties in terms of height, design, scale and density.
- Proposed development will have an adverse impact upon the adjoining Conservation Area.
- Overprovision of one particular type of housing within Menai Brdige.
- Works have commenced at the site without planning permission.
- Concerns regarding the proximity of existing foundations to the application site and the Party Wall Act 1996.

5. Relevant Planning History

39C355- Change of use of light industrial building to office use together with the construction of a new car park at Old Primary School Menai Bridge - Withdrawn - 20/04/2004

39C355A - Change of use of unit from light industrial (B1) into a day nursery (D1) at Old Primary School Menai Bridge - Approved - 06/10/2011

39LPA1014/CC - Prior notification of proposed demolition of two buildings – Withdrawn 25/11/2015

39LPA1014A/CC - Application to determine whether prior approval is required for the demolition of buildings – Permitted Development 04/08/2016

39LPA1014B/CC - Outline application for the erection of two dwellings with all matters reserved on land at the former – Approved 02/02/2017

6. Main Planning Considerations

The proposed apartment block is three storey high which will house 8 number of 2 bedroom apartments. The apartment blocks will include first and second floor balconies to the southern, western and eastern elevations. Ground floor patio areas and a shared amenity space are proposed to the south and west of the site.

Since the initial submission, amendments have been made to the proposal in effort to overcome issues such as distances to nearby neighbouring properties, overlooking, parking arrangements and variations to the access. No amendments have been made to the scale of development nor the number of units proposed.

The apartment block follows the narrow dimensions of the application site. The length of the structure is measured at 26 meters whilst the width is measured at 13 meters. The ridge height of the proposed building is 10.3 meters above ground level.

The application site has an extant outline permission for the erection of two storey dwelling houses. The upper limits of the approved units are 7.5 meters (height), 16 meters (combined width of both dwellings) and 11 meters (combined length of both dwellings).

The height of the proposed structures are higher than the approved units. Moreover, the footprint of the proposed structure is also greater than the approved dwelling houses.

The site is accessible from the B5420 to the east of the application site. The proposed parking spaces are positioned directly from the access, whilst visitor parking is located at the western part of the site.

Policy Considerations

In the Joint Local Development Plan Menai Bridge is identified as a Local Service Centre under policy TAI 2. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. This site lies within the development boundary and is not allocated for a specific use.

In relation to Menai Bridge this means the site subject to this application falls within the development boundary and can be considered under policy TAI 2. The indicative windfall provision for Menai Bridge over the plan period stands at 45 units. This windfall provision includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc). In the period 2011 to 2016 a total of 24 units have been completed in Menai Bridge and 23 of these were on windfall sites. The windfall land bank, i.e. sites with

existing planning consent, at April 2016 stood at 13 units. This means that at present there is capacity within the indicative provision for the settlement of Menai Bridge.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Service Centres such as Menai Bridge. The indicative percentage of affordable housing provision (based on social rent tenure) being 30% for the Bridgehead Housing Price Area. The policy also clarifies that where the affordable housing requirement of a scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site. For a scheme of 8 units this would equate to 2.4 of these units being affordable.

Although the housing department have confirmed there is high demand for local housing in the area, the applicant has provided a Viability Assessment which suggests that it is not viable to provide any affordable units.

In preparing the Joint Local Development Plan the Council commissioned Andrew Golland Associates to justify the viability of the percentage of affordable house being sought within the different housing price area within the Plan Area. The work uses a Development Appraisal Toolkit (DAT) to calculate the Residual Value of a site after taking into account all of a schemes revenue minus the total scheme cost.

The figures submitted in support of the application have been assessed and based upon the benchmark DAT figures it was found that the development is not viable to provide any affordable units on the site.

However, in order to align with the requirements of Policy TAI 15, it is requested that £12,396.84 (which is calculated at £4,958.74 per unit based upon 2.4 affordable units) is be paid as a commuted sum towards affordable housing provision.

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration would have to be given over the capacity within local schools to accommodate the anticipated number of children anticipated on the site. The Lifelong Learning Department requires a contribution of £11,024.79 for new facilities for the local primary school.

Proposed Development:

The density of development within this area of Menai Bridge is comparatively low. The areas general topography raises towards the north. The properties to which the site most closely relates are a mixed of detached and terrace houses which are generally set back from the highway providing an overall spacious impression.

Two storey dwelling houses are located to east of the site. A three storey dwelling has been approved immediately to the north of the site on land adjoining Cornelyn. A row of two-storey terrace housing are located on the opposite side of Pentraeth Road. A Day Nursery is located to south.

Whilst the extant permission was approved for 2 housing units, the proposal entails the erection 8 units per 0.1 hectare of land. Policy PCYFF2 of the JLDP states that in order to make efficient use of land proposal should achieve a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The proposal therefore has a significantly greater density than what is required within local development plan policy.

Planning Policy Wales underlines that the visual appearance of proposed development should integrate into its surroundings and context of the area. Local development plan polices requires that proposals demonstrate a high quality design which fully takes into account the existing built environment.

Due to the site's constraints and limited area the footprint of the proposed structure will fill a significant amount of the application site. This will subsequently give the impression of a cramped form of development and as such have a harmful effect on the generally more spacious character of the built form to which it most closely relates.

It is considered that the general scale, bulk and mass of the proposed units will make the structure appear an over-bearing structure, out of character in comparison to surrounding properties and townscape.

In terms of appearance, the proposal entails an array of contemporary features including various size windows, pitched and flat roof including various external materials offering no cohesion in its overall context.

As previously noted, the proposed apartment units occupy a large proportion of the site leaving little amenity space around the proposed apartments.

Although the proposal does include balconies, patio areas and communal amenity space, it is considered that the available amenity space is limited and offers insufficient space for future occupiers. On average, the amenity space available per unit is approximately 27 square meters. The guidance contained within the Supplementary Planning Guidance (SPG) on Urban and Rural Environment requires an absolute minimum of 50 square meters per unit. The proposal therefore falls short of these requirements and is considered contrary to the guidance within the SPG and Policy PCYFF2 of the JLDP which also request that appropriate amenity space is provided to future occupants.

In an effort to overcome overlooking both to and from neighbouring properties, due to the tight constraints of the site and the proximity of neighbouring residential properties, the proposal has several high level windows and obscure glazing in bedrooms and living areas. This would create an oppressive outlook for the future occupants to the detriment of the living conditions that they should reasonably expect to enjoy.

Built Environment

The application site is within the setting of a nearby Listed Building. The site also lies near the Menai Bridge Conservation Area.

The Built Environment section considers the proposed development would not have a significant detrimental effect on the setting of the Listed Building or views out of the Conservation Area.

However, although a number of amended plans have been received in effort to overcome issues such as distances to nearby neighbouring properties, overlooking, parking arrangements and variations to the access, the section continues to raise concerns with respect to the proposed development. The department are of the opinion that the proposal constitutes an overdevelopment of the site which contributes to the lack of available amenity space within the site. In addition, due to the most recent amendments to the scheme, the variation has resulted in a much blander frontage (southern elevation).

Local Highway Authority

Concerns were initially raised with respect to the proposed access and the dimensions of the parking bays. However, following amending the scheme, the Local Highway Authority are satisfied with the proposal subject to conditions.

7. Conclusion

It is not considered that the design and siting is well integrated into its surroundings which fully takes into account the existing built environment contrary to national and local policies.

It is considered that the proposal does not contribute to the existing hierarchy of development within the area nor reflects and enhances the overall character of the locality and distinctiveness of the

area. The proposal constitutes an overdevelopment of the site which does not demonstrate a high quality design to the detriment of residential amenity.

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 WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG 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 WBFG Act.

8. Recommendation

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

(01) The proposed development by reason of its design, siting and appearance constitutes an overdevelopment of the site to the detriment of residential amenity thereby resulting in an inappropriate design solution that does not integrate well with its surroundings. This would be contrary to policy PCYFF 2 and PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan and the provisions of the Isle of Anglesey Council Supplementary Planning Guidance: Design in the Urban and Rural Built Environment (2008), Technical Advice Note 12 (Design) and Planning Policy Wales Edition 9 (2016).