

Planning Committee: 01/04/2015

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is a departure from the development plan which the local planning authority are minded to approve.

1. Proposal and Site

The application site is located centrally in Cerrigman, adjacent to the A5025.

This is an outline planning application with the means of access included for consideration.

It is proposed to renew the permission previously granted

2. Key Issue(s)

Having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 it is necessary for determination to be in accord with the development plan unless material considerations indicate otherwise.

3. Main Policies

Gwynedd Structure Plan

A6 - New Dwellings in the Countryside

Ynys Mon Local Plan

53 - Housing in the Countryside

Stopped Ynys Mon Unitary Development Plan

HP5 - Countryside Hamlets & Clusters

4. Response to Consultation and Publicity

Local Member - No response at the time of writing report

Community Council - No response at the time of writing report

Highways - No response at the time of writing report

Drainage - Comments

Welsh Water – No public sewers in the area.

Natural Resources Wales - No response at the time of writing report

Response to Publicity

The application was afforded by three means of publicity, namely the posting of a site notice adjacent to the proposed site, the posting of letters to the owners/occupiers of neighbouring properties and also an advert placed in the local press. The date for the neighbouring notification will not expire until the 02/04/2015, at the time of writing this report no letters of representation have been received at the department.

5. Relevant Planning History

24C268A: Outline application for the erection of a dwelling, construction of a new vehicular access and installation of a private treatment plant on land adjacent to Gwelfor, Cerrigman. Conditionally approved 05.02.09

24C268D - Renewal of outline planning permission 24C268A for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant. Conditionally Approved 16.03.12.

6. Main Planning Considerations

Planning History

The planning application comprises a renewal of planning application 24C268D.

Planning History and Principle of Residential

Having regard to the provisions of section 38(6) of the 2004 and act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Môn Local Plan (adopted December 1996).

The application site is located in the countryside under the provisions of the adopted Ynys Môn Local Plan (December 1996), and has thus been advertised as a departure from the development plan. This is due to Cerrigman not being listed under the provisions of policy 50 (Listed settlements) of this plan, which permits single dwellings within or on the edge of the listed villages and hamlets subject to the listed criteria being satisfied.

Cerrigman is included as a settlement under the provisions of policy HP5 of the Stopped Ynys Môn Unitary Development Plan. This policy permits single dwellings on infill and other acceptable sites subject to the listed criteria. The application site is also located within the indicative frame. In view of the advanced stage reached in the preparation of the Stopped Ynys Môn Unitary Development weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance. The principle of the development is thus acceptable subject to detailed planning considerations.

Highways, Parking and Pedestrian Safety

The Highways Section are satisfied with the proposal subject to the conditions recommended.

7. Conclusion

The advanced stage reached in the preparation of the Stopped Ynys Môn Unitary Development Plan means that in this instance weight can be attributed such as to outweigh the provisions of the development plan and the proposal is recommended for approval.

8. Recommendation

Permit

To grant delegated powers to approve the application following the expiration of the neighbouring notification and the consideration of any other representations received at that time.

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.

(01) The development hereby permitted shall be begun not later than whichever is the later of the following dates:

i) The expiration of five years from the date of this permission.

ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) Approval of the details of the appearance to include floor plans, layout, scale and the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

(04) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

(05) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance of the development.

(06) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the

building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

(07) Details to be submitted in accordance with Condition (02) above shall include means of disposal of foul and surface water from the development.

Reason: In order to ensure that the development is adequately drained.

(08) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (03) above shall include a scheme of landscaping and tree planting for the site. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason: In the interests of visual amenities of the locality.

(09) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

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

(10) 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 minimise danger and inconvenience to highway users.

(11) 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 minimise danger and inconvenience to highway users.

(12) The access shall be completed with a concrete/asphaltic surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: To minimise danger and inconvenience to highway users.

(13) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) 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.

(15) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(16) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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.

(17) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(18) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with Condition (03) above shall include a scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles in accordance with the Local Planning Authority's "Car Parking Standards" 2008 (or any subsequent amendments). The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not thereafter be used for any other purpose.

Reason To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

9. Other Relevant Policies

Gwynedd Structure Plan

A2 - Housing Land
D3 - Landscape Conservation Area
D28 - Natural Mineral Slate
D29 - Design
FF11 - Traffic
FF12 - Parking Standards

Ynys Môn Local Plan

1 - General Policy
26 - Parking
31 - Landscape
42 - Design
48 - Housing Development Criteria

Stopped Ynys Môn Unitary Development Plan

GP1 - Development Control Guidance
GP2 - Design
TR10 - Parking Standards
EN1 - Landscape Character

Planning Policy Wales (Edition 7)

SGP: Parking Standards (2008)

SPG: Design Guide (2008)

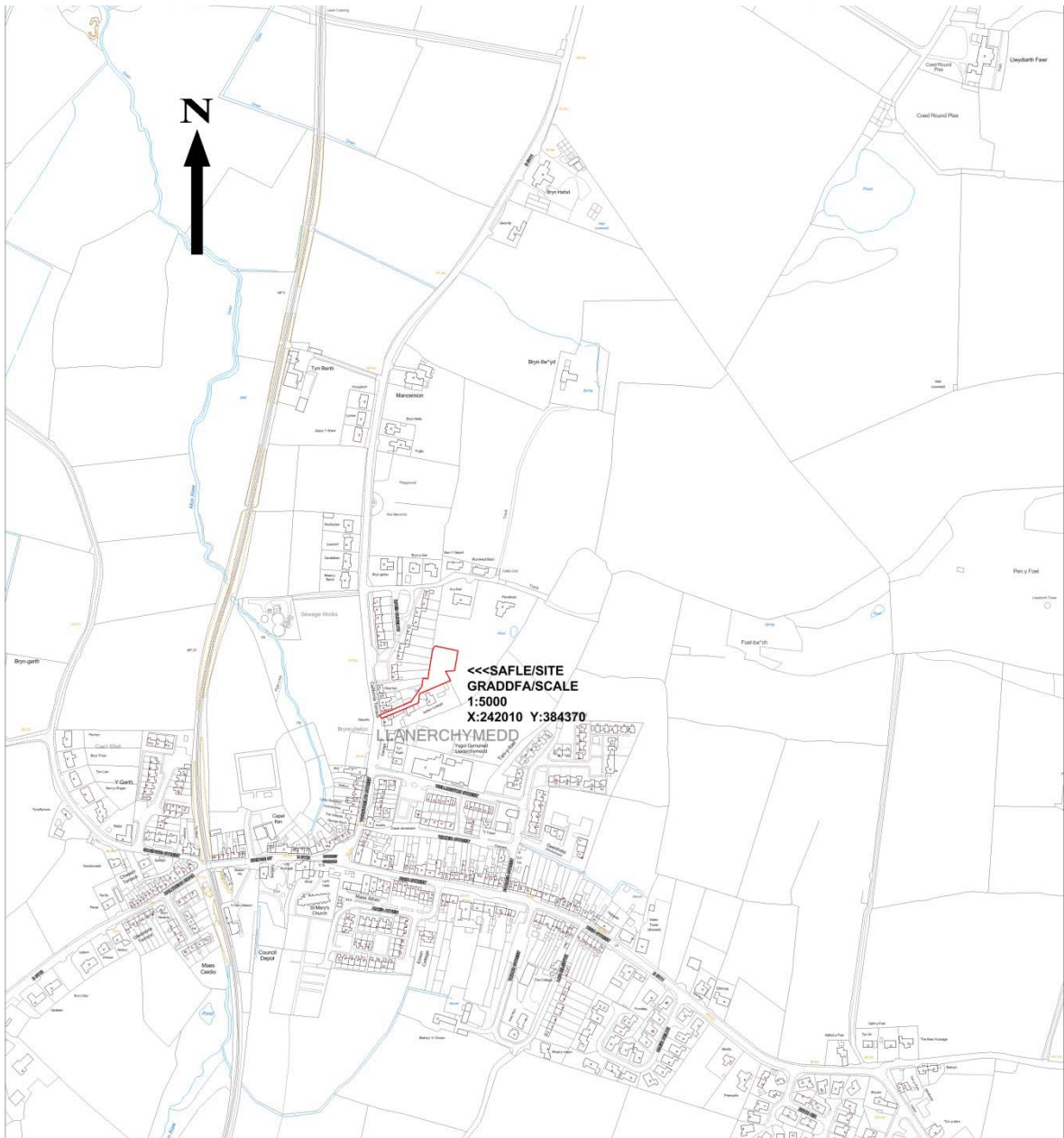
Rhif y Cais: **25C198B** Application Number

Ymgeisydd Applicant

Mr Geraint W Jones

Cais llawn i godi annedd ar dir ger / Full application for the erection of a dwelling on land adjoining

Maes Cyhelyn, Llanerchymedd



Planning Committee: 01/04/2015

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The majority of the application site is outside the development boundary of the Ynys Mon Local Plan.

1. Proposal and Site

The application site comprises part of a joiner's yard and field situated immediately behind and adjoining existing residential properties at Cuhelyn Street. Vehicular access is via a narrow track from Cuhelyn Street, which also serves a number of adjacent residential properties. Planning permission has previously been granted on the site for the erection of a large dormer bungalow in 2009. This application is for the erection of a single storey dwelling on the same plot of land.

2. Key Issue(s)

The key issue is whether the siting, design, landscaping and external appearance are acceptable.

3. Main Policies

Gwynedd Structure Plan

A3 New housing developments

Ynys Mon Local Plan

48 Housing development criteria

49 Defined Settlements

Stopped Unitary Development Plan

HP3 New Housing Development

4. Response to Consultation and Publicity

Cllr John Griffith – No response at time of writing report

Cllr Kenneth Pritchard – No response at time of writing report

Cllr Llinos M Huws – No response at time of writing report

Community Council – No response at time of writing report

Highways – Recommended conditional approval.

Drainage - No response at time of writing report

Response to Publicity

None received at time of writing report.

5. Relevant Planning History

25C198 – Outline application for the erection of a dormer bungalow – Granted 8.1.09

25C198A/DA - / Detailed plans for the erection of a dormer bungalow. Approved 8.5.09

6. Main Planning Considerations

Llanerchymedd is identified as a Defined Settlement under policy 49 of the Ynys Mon Local Plan and as a Secondary Centre under policy HP3 of the Stopped Unitary Development Plan.

The above mentioned policies allow for the erection of dwellings on suitable sites within the development boundary.

Whilst the majority of the application site is outside the development boundary of the Ynys Mon Local Plan, the settlement boundary for Llanerchymedd has been amended in the Stopped Unitary Development Plan and the application site is substantially within the boundary of the Stopped Unitary Development Plan. In view of the advanced stage reached in the preparation of the UDP weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance.

Outline planning permission has been granted on the site on 8.1.09 under planning reference 25C198 and the reserved matters application approved on the 8.5.09 for the erection of a dormer bungalow.

This application seeks full permission for the erection of a single storey dwelling on land to the rear of Maes Cuhelyn, Llanerchymedd.

Five windows are proposed to the West elevation, three of which are bathroom windows and two are bedrooms, both proposed bedroom windows are over 30 meters away from the rear elevation of the existing dwellings at Maes Cuhelyn, the bedroom and living room window to the North elevation are just shy of 50 meters to the boundary of the dwelling known as Is Y Foel. The proposed bedroom window on the South elevation is some 20 meters from the dwelling known as Sefton Cottage. The East elevation overlooks open countryside. All proposed windows to the North, South and West elevations exceed the recommended distances within the Supplementary Planning Guidance for proximity of development.

Policy D4 and D29 of the Gwynedd Structure Plan, policy 42 of the Ynys Mon Local Plan and policy GP2 of the Stopped Unitary Development Plan refer to design and seek to ensure that it fits in with the character of the surrounding area. Further guidance is provided in the Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment.

The highways department have confirmed that they have no objections subject to conditions.

The siting, design and external appearance are considered acceptable and it is not considered that the proposed development will have an unacceptable effect on the amenities of the area.

A condition will be attached requiring that landscaping details be submitted and approved in writing prior to the commencement of the development.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

To grant delegated powers to permit the application following the expiration of the neighbouring notification and the consideration of any other representations received at that time. 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.

(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) Vehicle turning space shall be provided within the curtilage to enable vehicles to enter and leave the highway in a forward gear.

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

(03) The turning area shall be completed to the satisfaction of the Local Planning Authority before the use hereby permitted is commenced.

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

(04) A car parking space shall be provided within the curtilage for a minimum number of 3 cars.

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

(05) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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.

(06) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(07) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(08) No development shall take place (unless otherwise agreed in writing by the Local Planning Authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(09) 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.

(10) No development shall take place until the samples of trade description of the materials and colours proposed to be used on external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance of the development.

(11) The permission hereby granted precludes the use of the land outlined in red and blue on the location plan received on the 03/03/2015 as a “joiners’ yard”, or any other purpose as defined in Class B1 (Light Industrial) of the Schedule to the Town and Country Planning (Use Class) Order 1987 (as amended) (or any Order re-vokeing or re-enacting that Order)

Reason: To ensure that the development is implemented in accord with the assesses details on regulating the number of potential vehicles using the access, for the safety and convenience of the highway user.

(12) The proposed development site is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has right of access to its apparatus at all times. No part of the building will be permitted within 3 meters of the line of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(13) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 3.3.15 under planning application reference 25C198B

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Gwynedd Structure Plan

A2 Settlements

A6 Dwellings in Open Countryside

D3 Landscape Conservation Areas

D28 Natural Slates

D29 Design

FF11 Traffic

FF12 Parking
FF15 Pedestrian Requirements

Ynys Mon Local Plan

1 General Policy
26 Car Parking
42 Design
53 Housing in the Countryside

Stopped Unitary Development Plan

GP1 Development Control Guidance
GP2 Design
TR10 Parking Standards
EN1 Landscape
HP6 Dwellings in Open Countryside.

Planning Policy Wales (March 2002)

Ministerial Interim Planning Policy Statement (MIPPS) Housing 06/2007

Ministerial Interim Planning Policy Statement 01/2008 – Good Design

SPG: Parking Standards

SGP: Design Guide for the Urban and Rural Environment.