

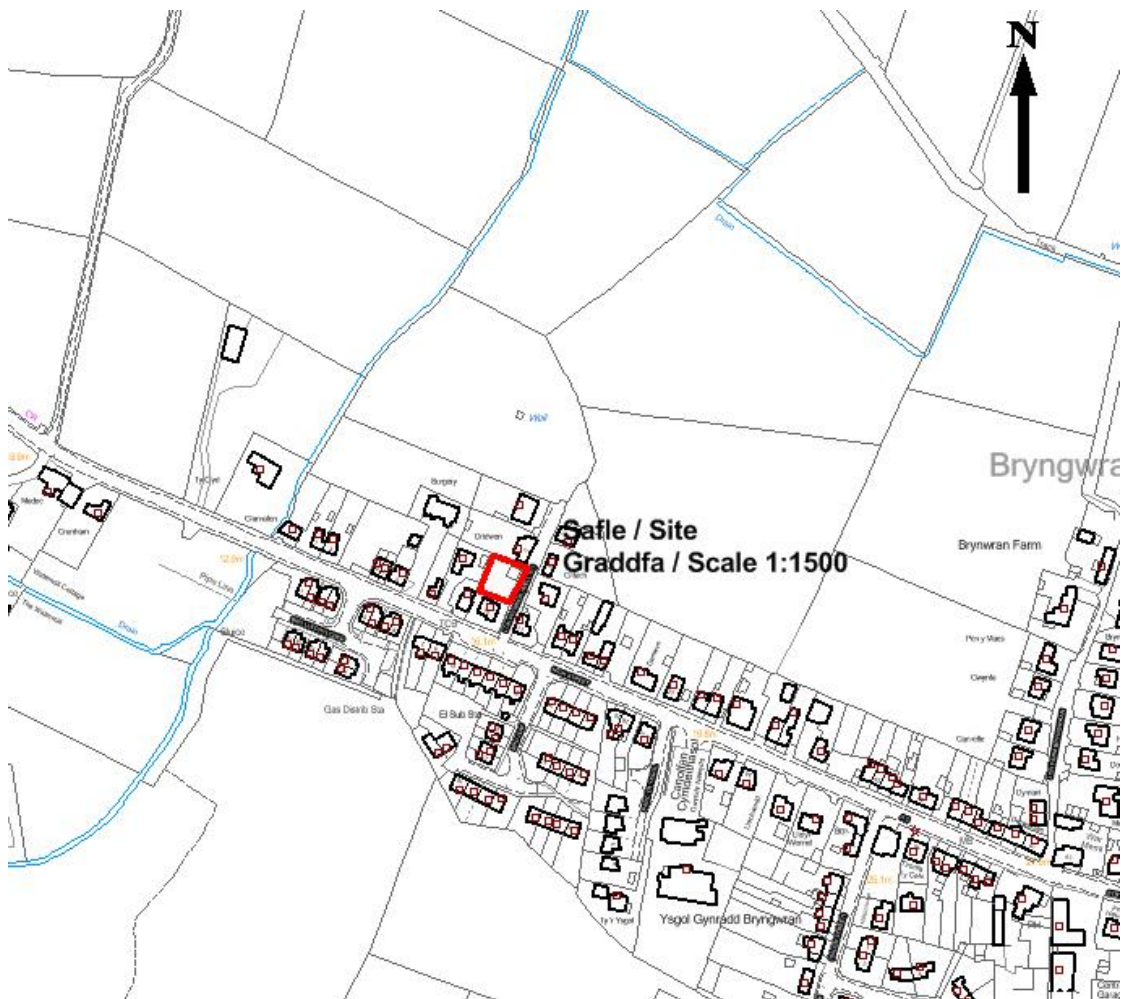
Rhif y Cais: **16C197A** Application Number

Ymgeisydd Applicant

Mr Gareth Hughes

Cais llawn i ddymchwel y sied bresennol ynghyd a chodi annedd newydd a creu mynedfa newydd i gerbydau ar dir ger / Full application for demolition of the existing shed together with the erection of a new dwelling and creation of a new vehicular access on land adjacent to

Dridwen, Bryngwran



Planning Committee: 13/05/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Councillor as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is a full application for the erection of a single storey dwelling on land to the rear of 15 High Street, Bryngwran.

The land currently forms part of the rear garden of 15 High Street. Access to the site is afforded off Well Street which is a private road. The properties in the immediate locality are of single storey construction.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies and whether the development will affect the amenities of neighbouring properties, whether the design of the proposal is acceptable and whether the proposal will be detrimental to 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

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP4 - Villages

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – Call-in due to concerns from occupant of neighbouring property

Local Member, Cllr N Roberts - No response to date

Local Member, Cllr B Parry – No response to date

Community Council – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Requested further information. At the time of writing this report we are still awaiting receipt of the requested information

Welsh Water – Recommended conditional approval

Natural Resource Wales - Standard guidance in terms of drainage of the site

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. Following the receipt of amended documents the publicity process was carried out twice. The latest date for the receipt of representations was the 17th December, 2014 and at the time of writing this report 7 letters of representation had been received at the department. The main issues raised can be summarised as follows:

- i) Installation of a septic tank and soakaway could result in environmental risks, bad smells, seepage into neighbouring garden
- ii) The proposed dwelling due to its height and siting will result in loss of light to neighbouring properties
- iii) Application site address is incorrect and should be 15 High Street. The submitted Design and Access Statement is incorrect as it states that the development is on Well Street. Well Street is a private Road and has no public right of way and therefore the applicant does not have the right to gain access to the application site via Well Street.
- iv) An application for a two storey dwelling has been rejected on the site previously and on appeal a single storey dwelling was allowed.
- v) Noise disturbance
- vi) Number of properties for sale in the locality no need for additional dwellings
- vii) The application form has been completed incorrectly as it states that no prior advice was given. As the previous application for two dwellings on the plot was withdrawn the applicant must have sought advice from the planning department before submitting the current application.
- viii) The applicant states that there are no trees and hedges on the application site or on adjoining land. This is incorrect and the adjoining landowner (3 Well Street) has requested that the tree on the adjoining land be given protection under the Tree Preservation Order.
- ix) Traffic problems in the vicinity of the application site
- x) Drainage problems have occurred in the past
- xi) Part of the land that forms the application site is outside the applicants control and the adjoining property owner is in discussions with the Land Registry and Ordnance Survey company to correct the situation

Other issues have been raised however these are not relevant as they are not material planning considerations.

In response to these comments I would state:

i) The proposed dwelling will connect to the mains sewer for the disposal of foul waste and a soakaway is proposed for the surface water run-off. The Drainage Section have requested further information however as stated above at the time of writing this report we are still awaiting receipt of additional drainage details.

ii) This matter has been addressed under Section 6 – Main Planning Considerations below.

iii) The application forms states that the site lies adjoining Dridwen, Lon Ffynnon, Bryngwran. The location plan clearly illustrates that the site adjoins Dridwen and lies to the rear of 15 High Street, Bryngwran. As the details of the owner of the private road are not known an advertisement has been published in the local paper by the applicant in order to serve notice of the proposed development.

iv) An application was received on the site for two two-storey properties earlier this year and the applicant decided to withdraw the application as the local planning authority considered that the development was out of character with the surrounding area.

An appeal on land at the rear of 17 High Street, which lies opposite the application site, was dismissed in January 1990 for the erection of dwelling which had a ridge height of 7 metres. The application currently under consideration is for the erection of a single storey dwelling with a ridge height of 5 metres. Therefore the current proposal is considered acceptable as it respects the scale and character of the surrounding properties.

v) It is acknowledged that noise disturbance may occur to the occupants of neighbouring properties during the construction stage however this will only be a short-term disturbance.

vi) The site lies within the settlement of Bryngwran where local and national policies support the development of land for residential properties within the settlement.

vii) No pre-application advice has been sought prior to the submission of the application. The applicant was advised during the course of determining the previous application (planning application reference 16C197) that that particular application could not be supported because the proposal was an overdevelopment of the site and out of character with the surrounding area and therefore decided to withdraw the application. The applicant has employed the services of professional agents who are in a position to be able to provide professional planning advice on such matters.

viii) The neighbouring site was visited by the Senior Landscape and Tree Officer who considered that the tree was not suitable to be protected by a Tree Preservation Order.

ix) The proposal is for the erection of one additional dwelling and parking provision has been provided within the curtilage of the proposed dwelling. The Highway Authority have been consulted and have raised no objection to the proposal subject to the inclusion of standard highway conditions.

x) The Drainage Section have been consulted and at the time of writing this report confirmed that the proposed soakaway system appeared to be satisfactory, however requested supporting design calculations and dimensions to verify that the structure is at its correct effective depth. At the time of writing this report we are still awaiting receipt of the requested information.

5. Relevant Planning History

16C197 – Full application for the demolition of the existing shed together with the erection of 2 new dwellings and creation of a new vehicular access on land adjacent to Dridwen, Bryngwran – Withdrawn 16/09/14

Site history of adjoining land

16C42A – Erection of a dwelling on land at 17 High Street, Bryngwran – Refused 15/06/89 – Appeal dismissed 09/01/90

6. Main Planning Considerations

Policy Context – Bryngwran 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. The site lies within the development boundary as defined under Policy HP4 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Môn Local Plan states that planning permission will normally only be granted for single dwellings within or on the edge of a listed settlement. As the site lies within the settlement of Bryngwran the erection of a single storey dwelling in this location is considered acceptable.

Highway Safety – The Highway Authority has been consulted and has raised no objection to the proposal subject to the inclusion of standard highway conditions. Issues have been raised that the applicant does not have a right of way over Well Street to enter the application site; however the correct procedure has been followed by the applicant by way of publishing a notice in the local press to inform any interested parties of the proposal.

Effect on occupants of neighbouring properties – Concern has been raised by members of the public that the proposal may harm the amenities of neighbouring properties by loss of light as the proposed dwelling will be situated nearer to the existing properties and will be higher than the existing shed/garage that presently occupies the site. Whilst it is acknowledged that the proposed dwelling will be higher and greater than the existing shed/garage the application site is adequate to provide the property with an amenity area and parking facilities without affecting the amenities of the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

The advice contained within the Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment recommends that a distance of 15 metre separation is required between secondary aspects. The proposed scheme provides a distance of 13.8 metres between the rear of the proposed dwelling and the side aspect of the property at the rear known as Dridwen. Although this does not fully comply with the guidance a 2metre high fence is proposed along the boundary between both properties which will ensure that the proposal will not harm the amenities currently enjoyed by the occupants of Dridwen.

A distance of 4.8 metres is proposed between the side of the proposed dwelling and the side of the adjoining property known as 3 Well Street. Although this falls below the recommended distance of 9 metres it is considered that as the proposed dwelling will be set 1.8 metres further away from 3 Well Street than the existing building on the site. Also, no windows are proposed in the side elevation of the proposed dwelling, there are no windows in the side elevation of 3 Well Street with only a front door located within the side elevation and therefore the proposal will not detrimentally harm the amenities currently enjoyed by the occupants of the neighbouring property.

The rear garden area and rear of the dwelling known as 15 High Street has no screening from the adjoining properties and adjoining road. There is a distance of 6.8 metres between the side of the proposed dwelling and the rear of 15 High Street. Although this falls short of the 9 metres recommended by 2.2 metres it is considered that as there are no windows in the side elevation of the proposed dwelling, and a boundary fence shall be erected between the properties, which will be at a height of 1 and 2 metres, and due to the fact that the dwelling is not presently screened from the public vista it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the dwelling.

Although the proposal does not fully comply with the guidance contained within the document Supplementary Planning Guidance, due to the provision of screening between the existing properties and proposed dwelling and as there are not windows within the side elevation of the proposed unit the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring

properties.

It is considered that there is ample space within the site to accommodate the proposal without resulting in the over-development of the site to the detriment of the occupants of the surrounding properties or surrounding area.

7. Conclusion

The proposal complies with current local and national policies. The site can accommodate the dwelling without resulting in the over-development of the site to the detriment of the surrounding properties and locality. The proposal will not have an adverse effect on highway safety. My recommendation is one of approval subject to satisfactory drainage information being received to illustrate that the site can be adequately drained.

8. Recommendation

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

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) 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.

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

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

(04) 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.

(05) 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.

(06) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer.

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

(07) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

Reason: To ensure that the development is implemented in accord with the approved details

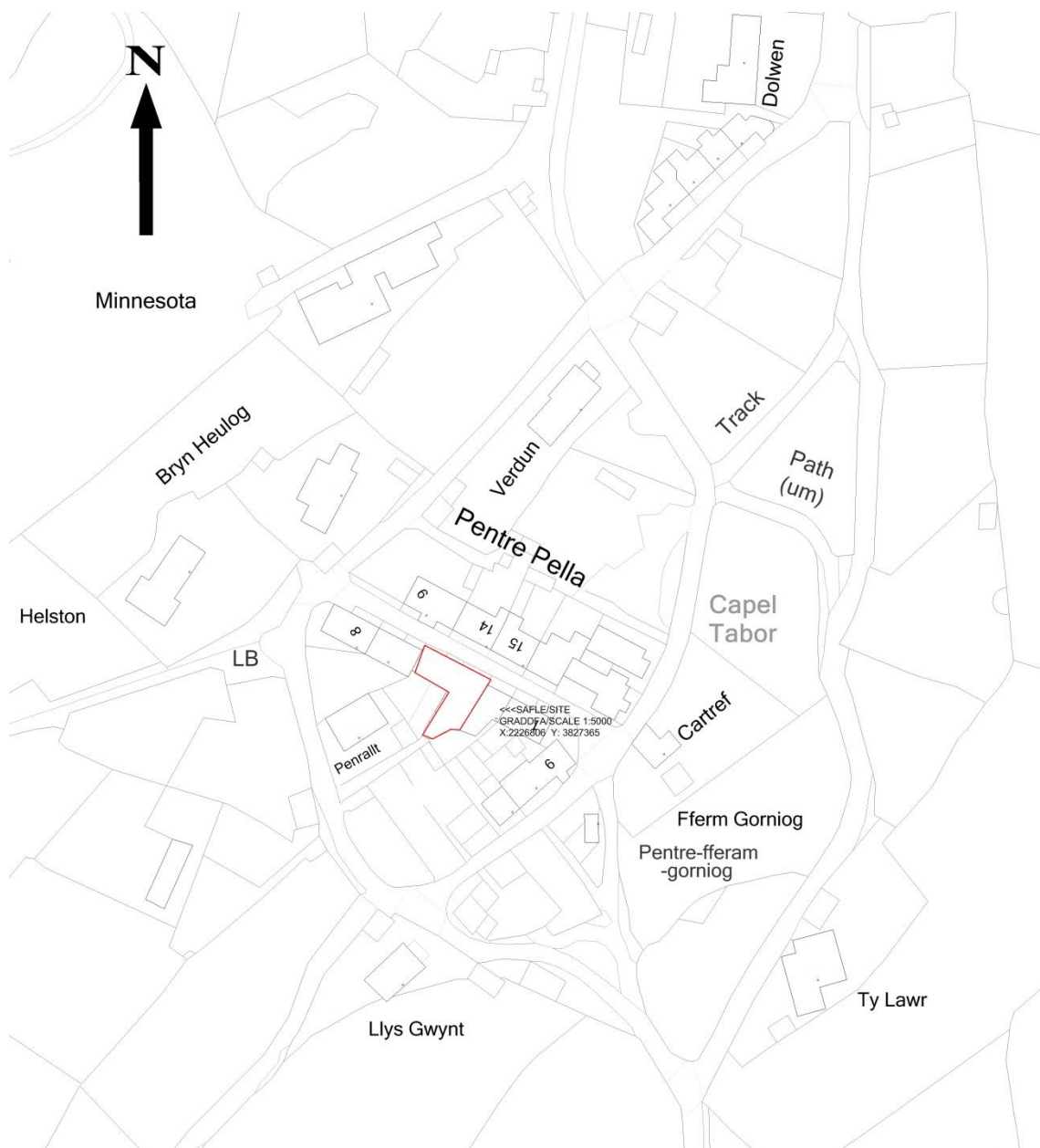
Rhif y Cais: **19C1140/CA/ENF** Application Number

Ymgeisydd Applicant

Mr & Mrs Burns

Cais llawn i ddymchwel yr annedd presennol ynghyd a chodi annedd newydd yn / Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling at

4 and 5 Pentre Pella, Holyhead Mountain, Holyhead



Planning Committee: 13/05/2015

Report of Head of Planning Service (IWJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is submitted to the planning committee as the applicant is related to an elected member.

1. Proposal and Site

The application site is a mid-terrace property located within the designated Conservation Area of Pentre Pella, Holyhead. The application site is also within the Area of Outstanding Natural Beauty.

The retrospective application is made for the part demolition of the existing dwelling together with the erection of a replacement dwelling.

2. Key Issue(s)

The key issues are whether the proposal is acceptable in terms of policy, the effect on the amenities of neighboring properties, and whether the design of the proposed dwelling preserves and enhances the designated Conservation Area and Area of Outstanding Natural Beauty.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 30 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 - Design

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D24 – Conservation Area

Policy D25 – Conservation Area

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy EN13 – Conservation of Buildings

Technical Advice Note (Wales) 9: Enforcement of Planning Control

4. Response to Consultation and Publicity

Local Member (Cllr J Arwel Roberts) – Supportive of application

Town Council – No objection

Welsh Water – Standard comments.

NRW – No objection

Highways – Concerns initially raised concerning vehicle movement during the remainder of the construction work. However, recommended approval following agreeing a traffic management plan.

Drainage – Requested greater detail of intended disposal of surface water. The agent therefore submitted additional plans detailing the method, which is now acceptable by the drainage department.

The application was afforded three means of publicity; these were by the placing of a site notice near the site and the distribution of personal letters of notification to the owner / occupiers of properties in the immediate locality. An advert was also placed in the local newspaper.

The publicly process was undertaken on two separate occasions. The initial publication was made at the time the application was received, while the second was made following the Local Planning Authority receiving an amended plan.

At the time of writing this report no letters of representations were received at the department as a result of the publicity.

5. Relevant Planning History

19C1140 – Full application for the demolition of part of the dwelling together with alterations and extensions – Withdrawn 12/02/2015

6. Main Planning Considerations

The impact the development might have upon the residential amenity of neighbouring properties is a key issue in the determination of the current proposal.

In addition, it is integral to consider whether or not the development would have an unacceptable effect upon the designated Conservation Area and AONB.

It is considered that the curtilage of the application site can conformably accommodate the proposal which also in my mind provides a quality design which accords with policy, is balanced and in proportion with the vicinity in general. Indeed, the fact work had commenced assisted the Authority in assessing the potential impact which the proposal would have by providing a clear visual of the proposed floor space. The majority of the proposed floorspace is located in the same position as the original dwellinghouse along with additional floorspace towards the rear of the site.

The proposed works both preserve and enhance the Conservation Area and AONB, it's character and it's appearance. In my opinion it provides a quality design which accords with policy, is balanced and in proportion with vicinity in general. It will also improve the quality of living for the occupiers and those who visit the property.

The siting, design, scale and materials of the proposed alterations are considered acceptable and it is not considered that the proposal will have an unacceptable effect on the amenities of the area or nearby residential properties. In arriving at this conclusion I am mindful of residential amenity as well as the character of the locality.

7. Conclusion

In this instance I have considered the substance of representations received from the applicant and agent together with the statutory consultees alike and have balanced these against the advice contained within the relevant policy documents.

There are no other significant material consideration which are of relevance in the determination of the application presently under consideration which have not already been given due consideration.

The current application was submitted following the withdrawal of planning application 19C1140. Substantial demolition work and associated development had been carried out which surpassed what the application entailed.

The applicant claims that whilst undertaking improvement work to the existing building together with waterproofing adjoining neighbouring properties, it was evident that the existing lintels and walls had perished. This meant a significant part of the dwellinghouse could not be salvaged without re-construction.

The advice provided under para 9 within Technical Advice Note (Wales) 9: Enforcement of Planning Control on such matters states

'Where the Local Planning Authority's assessment is that it is likely that unconditional planning permission would be granted for development which has already taken place, the correct approach is to suggest to the person responsible for the unauthorized development that they should promptly submit a retrospective application for planning permission.'

Whether or not the unauthorised development was carried out intentionally or not is a moot point. In any event it is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Act to allow for permission to be applied for retrospectively.

It is not considered expedient nor in the wider public interest for the Local Planning Authority to take formal planning enforcement action in this case irrespective of the motive, whether intentional or otherwise.

Whilst any development could be argued to have a potential impact upon the amenities of neighbouring properties or the character of the locality, the question which needs to ask is whether or not the impact is so adverse that it warrants refusing the application. On balance however I do not consider the unauthorised development is so adverse that it should warrant refusing the application. Moreover, I do not consider that any refusal issued could be substantiated on appeal.

The application presently under consideration has been considered in light of the advice provided within Technical Advice Note (Wales) 9: Enforcement of Planning Control together with all other material planning considerations. In accordance with the advice contained with the aforementioned document

'Enforcement action should be commensurate with the breach of planning control to which it relates; it

is usually inappropriate to take formal action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effect of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but otherwise acceptable'

On balance therefore, having given detailed consideration to all correspondence received, together with all other material planning considerations, I consider that the application should be approved.

8. Recommendation

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

In addition the Head of Service be authorized 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 permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/03/2015 and traffic management plan submitted on the 23/03/2015 under planning application reference 19C1140/CA/ENF.

Reason: For the avoidance of doubt.

(02) Details of all external window paint colours shall be submitted and agreed in writing by the Local Planning Authority within 3 months from the date of this decision.

Reason: To ensure that the finished development is satisfactory from an architectural point of view bearing in mind the fact that the above property is included within a designated Conservation Area.

(03) Details of a one square metre of the proposed painted render shall be submitted and agreed in writing by the Local Planning Authority within 3 months from the date of this decision.

Reason: To ensure that the finished development is satisfactory from an architectural point of view bearing in mind the fact that the above property is included within a designated Conservation Area.

9. Other Relevant Policies

SPG: Design in the Urban and Rural Built Environment

Planning Policy Wales (Edition 7)

Rhif y Cais: **23C323** Application Number

Ymgeisydd Applicant

Mrs Wendy Williams

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

1 Penbonc, Talwrn



Planning Committee: 13/04/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being reported to the committee because the applicant is a close friend to an employee of the Planning Department.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.19.4 of the Constitution.

1. Proposal and Site

The application is for alterations and extensions at 1 Penbonc, Talwrn.

2. Key Issue(s)

The applications key issues are whether the proposal complies with all relevant plan policies and whether the work fits in with the surrounding area without causing any impact on any adjoining properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 - Design

Policy 58 - Extensions

Gwynedd Structure Plan

Policy D3 – Environment

Policy D4 – Environment

Policy D29 – Design

Policy D25 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

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

Local Member (Bob Parry) – No response at the time of writing the report

Local Member (Nicola Roberts) – No response at the time of writing the report

Local Member (Dylan Rees) – No response at the time of writing the report

Drainage – Standard comments

Welsh Water – Comments – The applicants should contact Welsh Water as some public sewers and lateral drains may not be recorded on their maps.

Natural Resources Wales – Standard Advice

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 21/04/2015. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

Key Issue

The key issues which need to be considered are the design and effect on neighbouring properties.

Site and Proposal

The dwelling is an end of terrace property known as 1 Penbonc, Talwrn. To the East of the property is a garden area to the property and to the South West are garden areas to other properties on the terrace.

The proposal involves the following:-

Porch to the rear - The erection of a small pitched roof porch to the rear measuring 1.8 metres long x 1.4 metres wide x 3.5 metres high. The materials of the porch will match that of the existing dwelling.

Extension to the front – The erection of a 2 storey extension to the front of the site measuring 4 metres long x 3.2 metres wide x 6.4 metres high. The height of the extension is lower than that of the original dwelling and materials will match that of the existing dwelling.

Effect on neighbouring properties.

It is not considered that the proposal will have a negative impact on any of the neighbouring properties.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 7 and policies contained within the

Ynys Mon Local Plan and Stopped Unitary Development Plan.

8. Recommendation

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

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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 23/03/2015, under planning application reference 23C323.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Technical Advice Note 12: Design

Planning Policy Wales 7th Edition

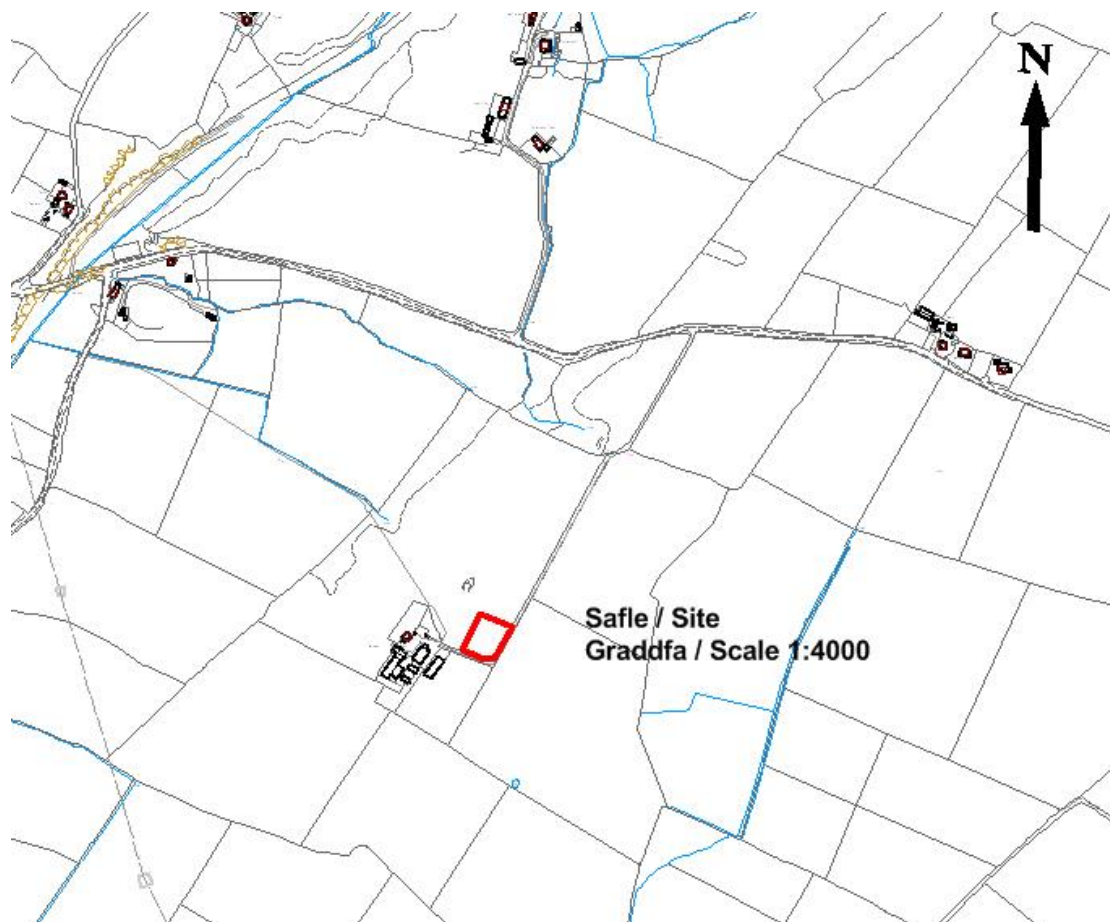
Rhif y Cais: **33C258C/RUR** Application Number

Ymgeisydd Applicant

Mr Owen

**Cais llawn i godi annedd amaethyddol, creu mynedfa i gerbydau ynghyd a gosod tanc septic ar dir yn
/ Full application for the erection of an agricultural dwelling, construction of a vehicular access
together with the installation of a septic tank on land at**

Cefn Poeth, Llangefni



Planning Committee: 13/05/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee as the applicant is related to a relevant staff member as set out in the Council's Constitution. The Monitoring Officer has reviewed the file and raises no concerns.

1. Proposal and Site

The application is a full application for the erection of a dwelling to house an agricultural worker together with the installation of a septic tank.

The dwelling is proposed in a corner of a field enclosure currently used for grazing. The field is separated from the farm access track (which is also a public footpath) by a post and wire fence. The site is elevated above the existing farmstead but is a flat portion of the field – the field falls away sharply to the west. It is partly screened by a belt of mature pine trees.

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact

3. Main Policies

Gwynedd Structure Plan

Policy A6 : Housing in the Countryside

Policy D4 : Location, siting and design

Policy D29: Standard of design

Ynys Mon Local Plan

Policy 1 : General Policy

Policy 31 : Landscape

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 53 : Housing in the Countryside

Stopped Unitary Development Plan

Policy GP1 : Development Control Guidance

Policy GP2 : Design

Policy HP6 : Dwellings in the open countryside

Relevant National or Local Policy

Planning Policy Wales Edition 7

TAN 6: Planning for Sustainable Rural Communities (2010)

TAN 12: Design (2009)

Practice Guidance Rural Enterprise Dwellings

4. Response to Consultation and Publicity

Local Members: No response at the time of writing

Community Council: No comments

Highways: Footpath adjacent to the proposed development and alignment should not be interfered with. Comments in relation to occupancy of the dwelling and visibility splays

Welsh Water: Comments in relation to private sewerage provision

Drainage: Comments in relation to disposal of surface water and the provision of a septic tank

Response to Publicity

No representations have been received as a result of the publicity undertaken.

5. Relevant Planning History

33C258 Application to determine whether prior approval is required to erect an agricultural shed for the housing of sheep at Cefn Poeth, Penmynydd – permitted development 27/2/07.

33C258A Application to determine whether prior approval is required for an extension to the agricultural shed for the housing of animals at Cefn Poeth, Penmynydd – permitted development 24/10/12.

33C258B/RUR Outline application for the erection of an agricultural dwelling, alterations to the vehicular access together with the installation of a septic tank on land at Cefn Poeth, Penmynydd Approved 6/10/14.

6. Main Planning Considerations

Principle of development

Development Plan policies and national planning policies supported by technical advice allow the development of dwellings where they are required to support rural enterprises such as farms and where the strict policy tests are met. The application is supported by an agricultural dwelling appraisal. This has been reviewed by the Council's agricultural consultants and is considered to demonstrate a need for the dwelling to support the farming enterprise in accordance with policy requirements.

A previous application was approved in outline for a single dwelling measuring 9.5m x 10.5m on plan and a maximum of 7.5m to ridge. A full application was submitted as the proposed dwelling measured 16m by 10m on plan approximately and 7m to ridge. Concerns were raised regarding the need for a dwelling of this size in relation to the standard TAN 6 tests as the property is to house a third worker on the farm. The scheme has since been amended twice in order to reduce the overall dimensions of the dwelling to comply with policy tests. The proposed dwelling now measures 13m x 9m on plan approximately with a ridge height of 7m.

Landscape and Visual Impact

The site is set on part of a ridge overlooking Llangefni. It would not be visible on the B5420 approach to Llangefni from Penmynydd but would be more prominent in the reverse view. However, in these longer distance views, the plot would form a cluster with the existing farm dwelling and outbuildings and would be partially screened by an existing belt of pine trees. However, the view of the proposal from the public footpath which skirts the site would be impossible to screen in its entirety. In order to minimise the visual and landscape impact of the proposal it is considered that the dwelling should be limited to a single storey design and that a landscaping condition be attached to reduce its overall impact.

Other Issues

The dwelling is supported in policy terms as it is required to facilitate the continuing successful farming operation at Cefn Poeth. As well as a condition restricting occupancy of the dwelling to a rural enterprise worker as required under national planning policy, a deed of variation in relation to the previous S106 agreement is also required to tie the existing and new dwelling to the farm in order that piecemeal dispersal of assets does not render the enterprise operationally and financially defunct.

The Highway Authority has suggested a condition requiring the improvement of the access in both directions but land to the east is not in the applicant's ownership. The proposed occupant of the farm dwelling resides off site at present and travels to and from the farm on a daily basis. Occupying a dwelling on site would reduce travelling and it is not proposed to add the condition.

7. Conclusion

The proposal meets national and local planning policy tests for the need for the dwelling to support a rural enterprise. Landscape impacts can be ameliorated.

8. Recommendation

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

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) 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.

(03) No development shall commence until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a scheme for screening the boundaries of the plot together with a timetable for planting and a maintenance and management plan to include for replacement of any plants that die or become seriously damaged or diseased within the first 5 years after planting, together with a management and maintenance plan for retention of the pine trees indicated in the hatched area on Cadnant Planning Location plan drawing submitted under application 33C258B/RUR on 4/4/13. The development shall thereafter proceed in accordance with the approved scheme unless the local planning authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development.

(04) The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;**
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies; or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);**
- c. widows, widowers or civil partners of the above and any resident dependants.**

Reasons: To define the scope of this permission and to ensure that the development remains in the best interests of the rural economy.

Rhif y Cais: **36C338** Application Number

Ymgeisydd Applicant

Mr. Steven W. Owen

**Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir gyferbyn a /
Outline application for the erection of a dwelling with all matters reserved on land opposite to**

Ysgol Henblas, Llangristiolus



Planning Committee: 13/05/2015

Report of Head of Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant works within the Planning and Public Protection Department of the County Council.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The site is situated within the settlement of Llangristiolus on a parcel of land directly opposite the local primary school and lies on land next to a detached two storey dwelling which was constructed during 2010 and is known as 'Ty Newydd'. Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement. The surrounding properties are a mix of single and two storey units.

The application is an outline application for the erection of a detached two storey dwelling. The existing access is to be utilised for the proposed dwelling.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

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, 2014, 7th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes – Call-in and requested that members visit the site.

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

Highways Authority – Recommended conditional approval

Drainage Section – Requested additional information. At the time of writing this report the additional information had not been received at the department.

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 5th May, 2015 and at the time of writing this report two letters of representation had been received at the department, being one in support and one objecting to the proposal. The main issues raised opposing the application can be summarised as follows -

- i) Outside development boundary of the old and new development plans
- ii) Objected to another application near the current application site as the fields are wet at the rear of the proposed site.
- iii) My application (reference 36C100C) was refused in the past as the proposal was considered to be a 'tandem development' and therefore this application should be the same in order to keep consistency.
- iv) Too close to the adjoining properties and will affect their privacy and amenities.
- v) Llangristiolus has changed in the past few years with modern buildings affecting the character of the old Llangristiolus.

In response to these comments I would state:

i) Llangristiolus 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 UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the neighbouring properties and lies on agricultural land where part of the field has previously benefitted from residential development.

ii) A copy of the writer's letter has been forwarded to the Drainage Section for comments. At the time of writing this report we are still awaiting receipt of further drainage details. Due to the scale of the development and the distances between the proposed dwelling and neighbouring land I do not

consider that the proposal would result in flooding to the surrounding area.

iii) Each application is considered on its own merits; however the application the correspondent is referring to was to be situated to the rear of an existing dwelling and was to share the same vehicular access. The application currently under consideration will be afforded its own access and is not situated immediately to the rear of an adjoining property and therefore the proposal is not considered to be a 'tandem development'.

iv) Although the application is in outline form with all matters reserved for future consideration, an 'illustrative' site plan has been submitted as part of the application which shows that the dwelling will be situated more than 40 metres away from the rear of Caeau Bychain, 20 metres away from the rear of Rhoslan and 20 metres away from the rear of the recently constructed dwelling known as 'Ty Newydd'. Shop Sharpe which lies at the front of the site is located more than 30 metres away from the front of the proposed dwelling. Due to these distances and careful consideration during the design stage it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

v) A number of new, modern properties have been constructed in the village in recent years however these have not harmed the appearance of the area as there is no distinct pattern of development in the locality.

One letter has also been received in support of the proposal and has raised the following issues in support of the development:

i) Infill development

ii) Proposal will enhance the appearance of the area.

iii) The village is thriving with an excellent primary school, located close to the A55, bus route to Bangor and Llangefni with good pedestrian links and cycle routes.

v) Located within the village boundary and many people who have been raised in the village wish to remain here.

5. Relevant Planning History

None.

Site history of adjoining land

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the 'nissen' hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

6. Main Planning Considerations

Policy – Llangristiolus 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 UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Môn Local Plan. The proposal is considered as an acceptable 'infill' development.

Affect on amenities of surrounding properties -

As stated above in the publicity section the proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. There is ample space within the site to accommodate the dwelling without resulting in the over-development of the site to the detriment of the locality and surrounding properties. Careful consideration during its design stage will ensure that no overlooking / loss of privacy will occur to the occupants of the existing and proposed dwelling.

7. Conclusion

The proposal is considered as an acceptable 'infill' development which complies with Policy 50 of the Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties. My recommendation is one of approval subject to the receipt of acceptable drainage details.

8. Recommendation

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

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 approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

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

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interests of amenity

(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 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.

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

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

(10) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

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

(11) 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.

(12) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

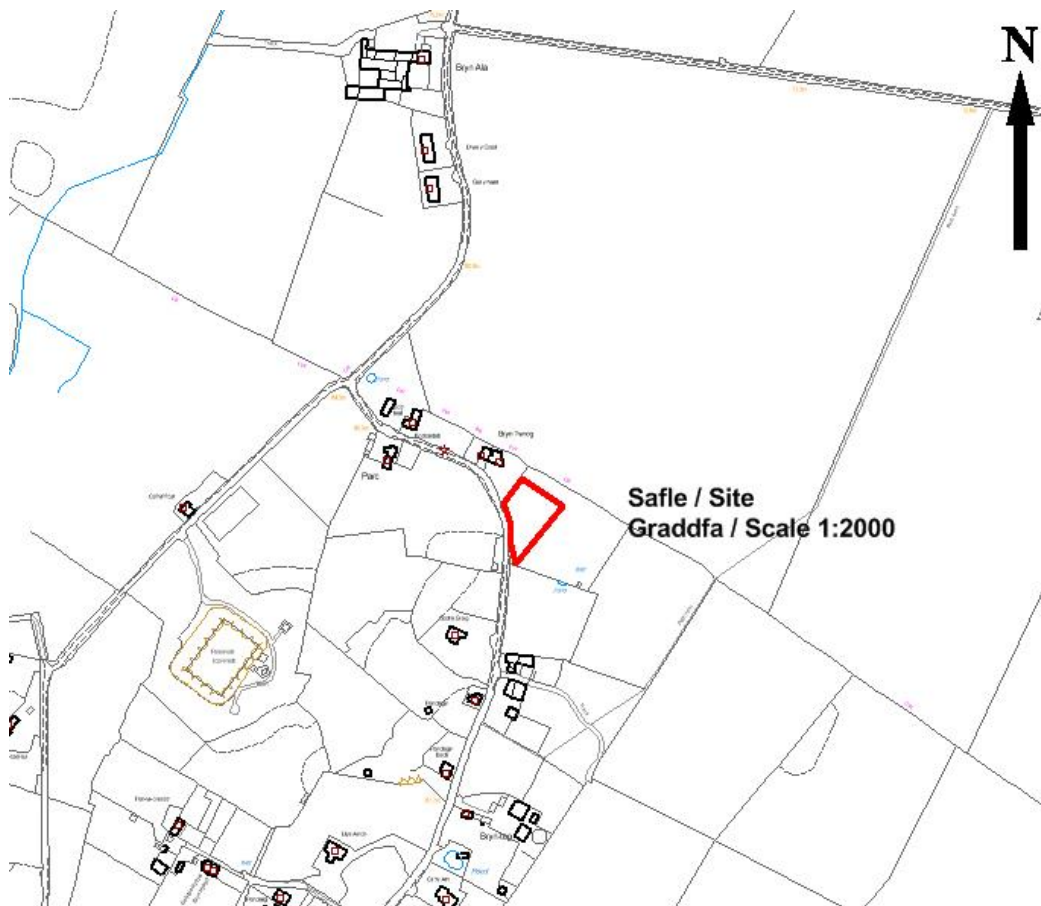
Rhif y Cais: **48C182A/DA** Application Number

Ymgeisydd Applicant

Miss Llio Angharad Thomas

Cais i gymeradwyo materion a gadwyd yn ôl ar gyfer codi annedd ar dir ger / Application for approval of reserved matters for the erection of a dwelling on land adjacent to

2 Bryn Twrog, Gwalchmai



Planning Committee: 13/05/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer.

1. Proposal and Site

The application made is for approval of reserved matters following the granting of outline planning consent.

2. Key Issue(s)

Planning consent was granted for an affordable dwelling. The reserved matters are considered in the light of the consent as granted as well as in terms of their impact on amenities.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 26 – Parking Standards

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Policy 52 – Exception Sites

Gwynedd Structure Plan

Policy A8 – Affordable Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 7)

TAN 2: Planning and Affordable Housing

TAN 6: Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Drainage Section: Comments, details are satisfactory in principle

Highways: Suggested conditions

Welsh Water: No comments as the developer proposes to use private drainage facilities

No response had been received from the Local Members or the Community Council at the time of writing.

5. Relevant Planning History

48C182: Outline application for the erection of an affordable dwelling, construction of a vehicular access together with the installation of a treatment plant on land adjacent to Bryn Twrog, Gwalchmai – approved 18/3/14 S106 affordable dwelling.

6. Main Planning Considerations

The site has the benefit of an outline planning permission for the erection of an affordable dwelling. In considering the outline consent a test of affordability was undertaken which indicated the maximum dwelling size which could be realistically achieved by the applicant and which would ensure that the resultant dwelling would remain affordable in perpetuity. The reserved matters submission has been designed to achieve these requirements.

In terms of the aesthetics, the scheme is designed as a modest two bedroom two storey dwelling of traditional pitched roof design with contemporary elements in the glazing design. Finishing materials comprise a natural slate roof with smooth render and a natural stonework feature wall. The site sits alongside a pair of traditional cottages but is set lower in terms of ground levels. There is sufficient separation between the plot and the existing dwellings to ensure privacy is maintained. A boundary fence is proposed between the plot and the adjoining dwelling to maintain this privacy. Stone walls are proposed to the roadside boundary along the realigned access visibility splays to maintain the character and appearance of the lane.

The Highway Authority and Drainage Section have suggested conditions which are already included on the outline planning consent.

7. Conclusion

The scheme is a modest design which incorporates traditional elements which reflect the style and design of dwellings in the locality.

8. Recommendation

To **permit** the proposal subject to the following conditions:

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 car parking and turning areas shall be completed in accordance with the details hereby approved before the use hereby permitted is commenced and shall thereafter be

retained solely for those purposes.

Reason: To ensure that vehicles can park and turn clear of the highway in the interests of road safety.