

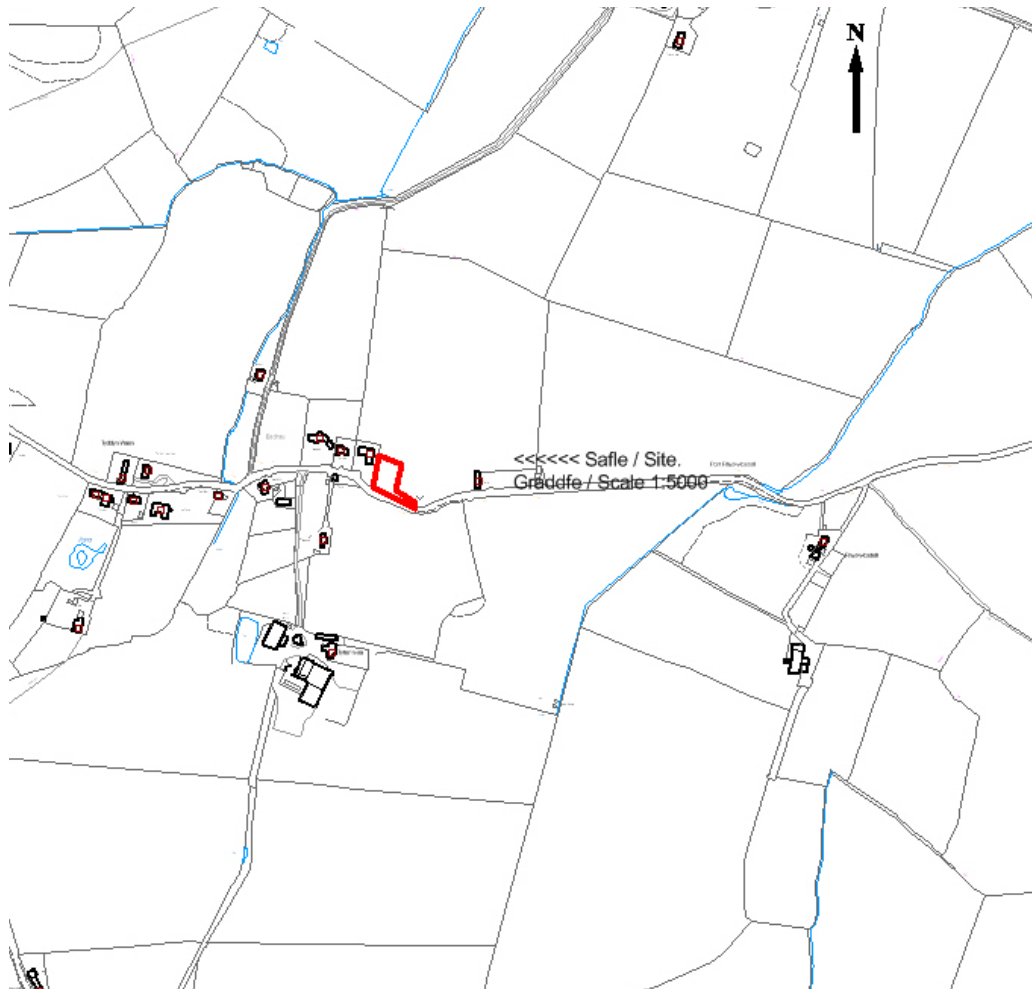
Rhif y Cais: **25C250** Application Number

Ymgeisydd Applicant

Mr Glyn Lewis Hughes

Cais amlinellol ar gyfer codi annedd a gosod system trin carthion yn cynnwys manylion llawn am mynediad i gerbydau ar dir ger / Outline application for the erection of a dwelling and installation of a package treatment plant together with full details of the vehicular access on land adjacent to

Tregarwen, Coedana, Llanerchymedd



Planning Committee: 29/07/2015

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the provisions of the stopped Unitary Development Plan.

1. Proposal and Site

The application site is a parcel of land adjoining Tregarwen in the small hamlet of Bachau near Llanerchymedd.

The application is for outline planning permission with some matters reserved for the erection of a dwelling together with the creation of a new vehicular access.

2. Key Issue(s)

The key issues is whether the proposal is acceptable in terms of policy together with the effect on the amenities of neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 48 – Housing development Criteria
- 53 – Housing in the Countryside

Gwynedd Structure Plan

- A6 – New Dwellings in the Open Countryside
- D4 – Location, Setting and Design.

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- HP5 – Countryside, Hamlets and Clusters.

Planning Policy Wales (7th Edition) 2014

TAN 12: Design

4. Response to Consultation and Publicity

Cllr J Griffith – No response at time of writing the report.

Cllr K P Hughes – Called into the planning committee

Cllr LI M Huws - No response at time of writing the report.

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

Highways - Conditions

Drainage – Comments

Community Council – Support the application, but expressed concerns regarding highway safety.

Natural Resources Wales – Provided general comments.

One letter of objection has been received as a result of the publicity carried out on the application.

The main points within the letter were:

- Highway safety
- Drainage
- Existing well
- Electricity Supply
- Long term plans may include further development on the field.
- Concerns regarding security of his property.
- Rural Community
- Invasion of privacy
- Devaluing property.

In response to the above:

- The Highways Authority have been consulted and have recommended conditional approval.
- The Drainage Section have been consulted upon and are satisfied with the drainage scheme.
- Issues with the well will be investigated at Building Regulation stage.
- Gaining electricity supply is not a planning consideration.
- This application is for a single dwelling only. Should a future planning application be submitted it will be dealt with on its own merit.
- This is not a planning consideration, matters regarding the security of the dwelling would be a matter for the police.
- Bachau consists of a handful of residential properties sited within close proximity to each other. For this reason Bachau is classed as a Countryside Hamlet and Cluster in the Stopped Unitary Development Plan, where single dwellings will be permitted on infill sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and cluster.
- The details of the proposed dwellings' appearance will be dealt at reserved matters stage. Furthermore a dwelling already exists adjacent to the objectors' house where it is anticipated that some degree of overlooking already exists.
- Devaluing a neighboring property is not a planning consideration.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of Development

The application site is considered as being in the countryside under the provisions of the Ynys Mon Local Plan, however it is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan.

On the 1st of December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales Regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit of the 2001, as amended by the inspector's report, will be a material consideration in decision making on planning applications.

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 determination of planning applications need to accord with the provisions of the development plan unless material considerations indicate otherwise.

The Stopped Unitary Development Plan remains a material consideration in view of the advance stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at Public Enquiry and supported in the Inspectors Report 2004.

The principle of development is therefore accepted as the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Planning this is a material consideration of significant weight.

The proposal also complies with the principles of paragraph 9.3.2 of the Planning Policy Wales 7th Edition 2014 which states that sensitive infilling of small gaps within small groups of housing , or minor extensions to groups may be acceptable.

Impact on the Surroundings.

The proposal is located within an area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Unitary Development Plan. It is not considered that the proposal would harm the character or appearance of the special landscape area.

In landscape terms it is considered that the proposal forms an acceptable infill that does not cause detriment to the wider landscape setting.

The proposal is acceptable in broad landscape terms and is well integrated with its immediate surroundings.

Highways and Drainage

The Highways Department have raised no objection to the proposed development, and have recommended a number of conditions.

The Drainage Section have provided comments.

7. Conclusion

Whilst the proposal is contrary to Policy 53 contained within the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Plan.

8. Recommendation

Permit

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

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

(02) 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.

(03) 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.

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

Reason: To ensure that the development is in the interests of amenity.

(05) The access shall be laid out and constructed strictly in accordance with the enclosed plan, HMTPA. FIG 1, 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 comply with the requirements of the Highway Authority.

(06) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.

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

(07) The access shall be constructed with 2.4 meter by 54 meter and 2.4 meter x 90 meter vision splays. Within the vision splay lines nothing exceeding 1 meter in height above the level of the adjoining carriageway shall be permitted at any time.

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

(08) The access shall be completed with a bitumen surface for the first 5 meters 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 comply with the requirements of the Highway Authority.

(09)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.

(10) No surface water from the 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.

Informative

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/herself, the applicant should be advised to apply in writing to the Corporate Director of Sustainable Development for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

9. Other Relevant Policies

Ynys Mon Local Plan

31 – Landscape

42 – Design

Gwynedd Structure Plan

D3 – Landscape Conservation Area

D28 – Natural Slates

D29 – Design

D32 – Landscaping

Stopped Unitary Development Plan

GP2 – Design

TR10 – Parking Standards

EN1 – Landscaping Character