

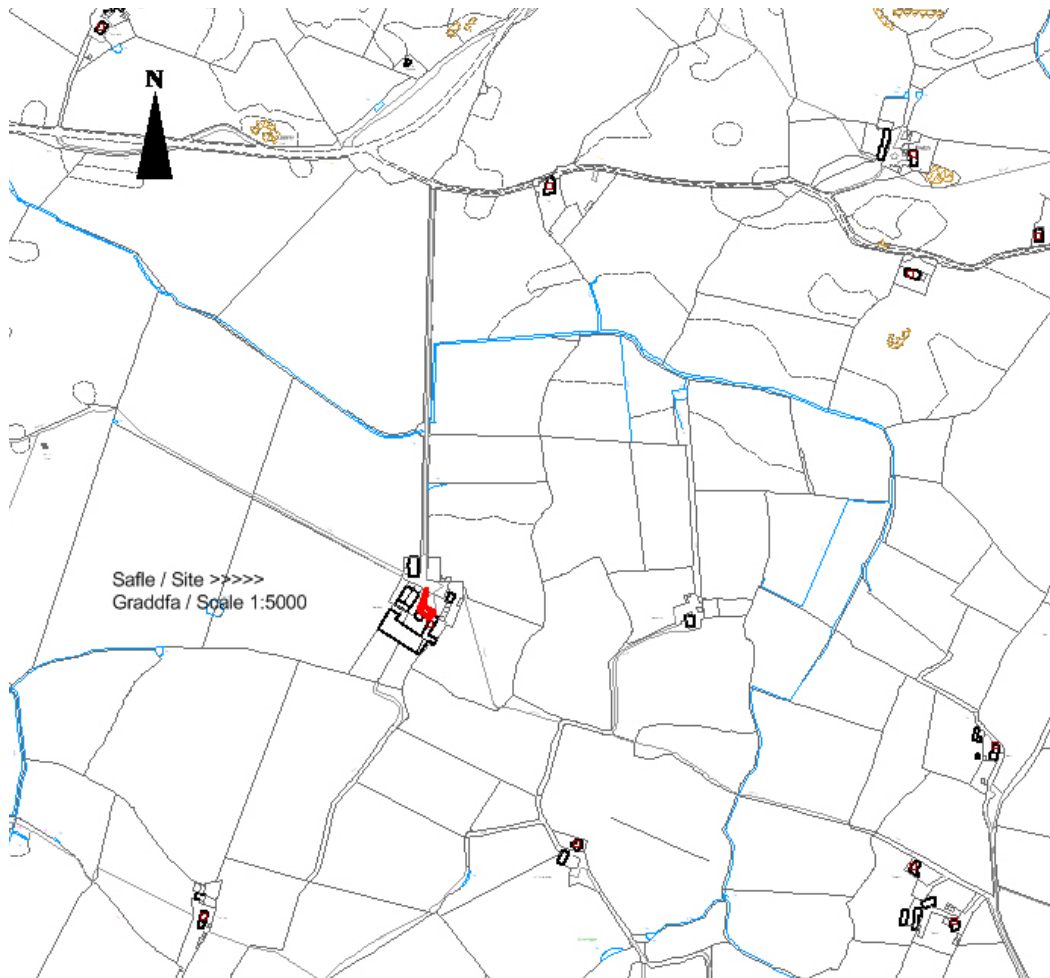
Rhif y Cais: **38C219F** Application Number

Ymgeisydd Applicant

**Mrs Catherine Camara**

**Cais llawn i godi cytiau amaeth traddodiadol yn / Full application for the erection of traditional agricultural barns at**

**Cae Mawr, Llanfechell**



## **Planning Committee: 07/10/2015**

### **Report of Head of Planning Service (DFJ)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

The applicant is a 'relevant officer' as set out in paragraph 4.6.10.2 of the Council's Constitution.

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

#### **1. Proposal and Site**

Cae Mawr is located in open countryside approximately 1.5 km to the west of the village of Llanfechell.

The site is approached via a tarmac drive approximately 500 meters in length leading from a class 3 highway to a large gravelled farmyard to the front and left of the farmhouse which is a grade II listed building.

A small pig sty and pen are located adjacent to the farmyard to the front of the farmhouse. A garden area lies to the rear and two small stone storage sheds used for domestic purposes.

The application is for the erection of an agricultural building part single and part 2 storey in height. The total footprint of the building amounts to approximately 200 square meters and is laid out as follows:

Ground floor: open machinery shelter, partly enclosed hay barn, enclosed livestock area and feed store.

First floor: comprises of an implement store accessed via an external staircase.

The proposed building is traditional in design with a slated roof and walls constructed of blockwork, clad with natural stone to its principal elevations with self- coloured white cement roughcast render finish to the remaining elevations.

#### **2. Key Issue(s)**

The key issues are; whether there is an agricultural justification for proposed building and following on from this whether or not the design, siting and appearance is acceptable in terms of its agricultural purpose and its impact on the setting of the listed farmhouse and curtilage buildings.

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 41 – Conservation of Buildings.

Policy 42 – Design

**Gwynedd Structure Plan**

Policy D3 – Landscape Conservation Area

Policy D4 – Location, siting and design

Policy 22 – Listed Buildings.

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN13 – Conservation of Buildings.

**Planning Policy Wales (Edition 7, July 2014).**

**Technical Advice Note 6: Planning for Sustainable Rural Communities**

**Circular 61/96 Planning & the Historic Environment: Historic Buildings & Conservation Areas.**

**4. Response to Consultation and Publicity**

**Cllr John Griffiths** – No response to date

**Cllr Kenneth P Hughes** – No response to date

**Cllr Llinos Medi Hughes** - No response to date

**Community Council** – No response to date

**Highway Authority** – No response to date

**Council's Drainage section** – Confirms that the proposal is outside the area served by a public sewer and that any surface water soakaways are to be designed and constructed to recognised standards.

**Welsh Water** – No response to date

**Public Rights of Way Officer** – Confirms that the proposal will not have any effect on Public Footpath No. 29 and 32.

**Natural Resources Wales** – Offer standard advice in respect of pollution control measures.

**Council's Ecological Advisor** – Has no ecological comments to make.

**Council's Built Environment and Landscape Section** – Confirm that the farmhouse is a grade II listed building and seeks clarification regarding the ownership and use of existing outbuildings.

The application was afforded three means of publicity; these were by the publication of a notice in the local press, the placing of a notice near the site and the serving of personal notifications to the occupants of a neighbouring property.

No representations have been received as a result of this publicity.

## **5. Relevant Planning History**

38C219/LB – Listed Building Consent for alterations and extensions to Cae Mawr, Tregede. Approved 26/07/05.

38C219A/LB – Listed Building Consent for alterations and extensions to the existing building together with the conversion of an outbuilding into a store/workshop at Cae Mawr, Tregede. Approved 26/06/07.

38C219B – Alterations and extensions together with the conversion of an outbuilding into a store/workshop at Cae Mawr, Tregede. Approved 26/06/07.

## **6. Main Planning Considerations**

**Agricultural justification** – Cae Mawr is a registered smallholding extending to 7 acres and agricultural activity to date has been at modest scale comprising of hay production and the rearing of rare breed pigs.

The absence of a suitably sized building for the winter accommodation of livestock and the storage of hay and feed has meant that the rural enterprise has previously been unable to expand. The intention therefore is to invest in the future development of the enterprise by constructing a building that will provide the necessary accommodation. The intention is to increase stocking levels of livestock by increasing the number of rare breed pigs and introducing Dexter cattle onto the smallholding.

It is considered that sufficient evidence has been provided to demonstrate that there is a firm intention and ability to develop the rural enterprise and that this expansion has been planned on a sound financial basis.

On the basis of the information provided it is therefore accepted that there is an established functional need, albeit at a small scale and that a genuine agricultural justification can be shown to exist.

**Design, siting and appearance** – The proposed building will be located within an enclosed farmyard overlooked by the applicant's farm house and largely surrounded by modern agricultural buildings. (These buildings are not in the applicant's ownership). The application site is not therefore readily visible in the wider landscape but will be briefly visible from a short section of a public footpath that runs alongside the farm yard and along the access track leading to the public highway.

Although the proposed building is of a high quality design in terms of the construction and materials used and has a traditional appearance it is accepted that the building has been designed for the purposes of agriculture e.g. there are large openings that would allow vehicles and animals to enter the building and the open areas within the building are clearly suitable for the housing of livestock and feed.

This chosen design solution is not only driven by practicality but also the desire and need to protect and complement the setting of the listed farmhouse and curtilage buildings. The effect of allowing new farm buildings near to buildings of architectural or historic interest is clearly a planning issue of some importance.

In this instance it is considered that the building will to an extent mirror and reflect the appearance and character of the farmhouse located at the opposite side of the farmyard and this successfully

achieves an attractive and pleasing symmetry of the built form.

An additional benefit is that it will contribute positively and enhance the setting of the listed farmhouse by screening it from the unsightly modern farm buildings lying immediately beyond.

It is accepted therefore that the siting of the building is acceptable, that it has been designed for the purposes of agriculture and that the high quality traditional design helps to improve and protect the setting of the listed farmhouse.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies: a genuine agricultural justification can be shown to exist and it is considered that the siting of the building is acceptable, that it has been designed for the purposes of agriculture and that the traditional design helps to improve and protect the setting of the listed farmhouse.

## **8. Recommendation**

### **Permit**

**(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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interests of the agricultural industry.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 22/09/15 under planning application reference 38C219F.**

Reason: For the avoidance of doubt.

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.

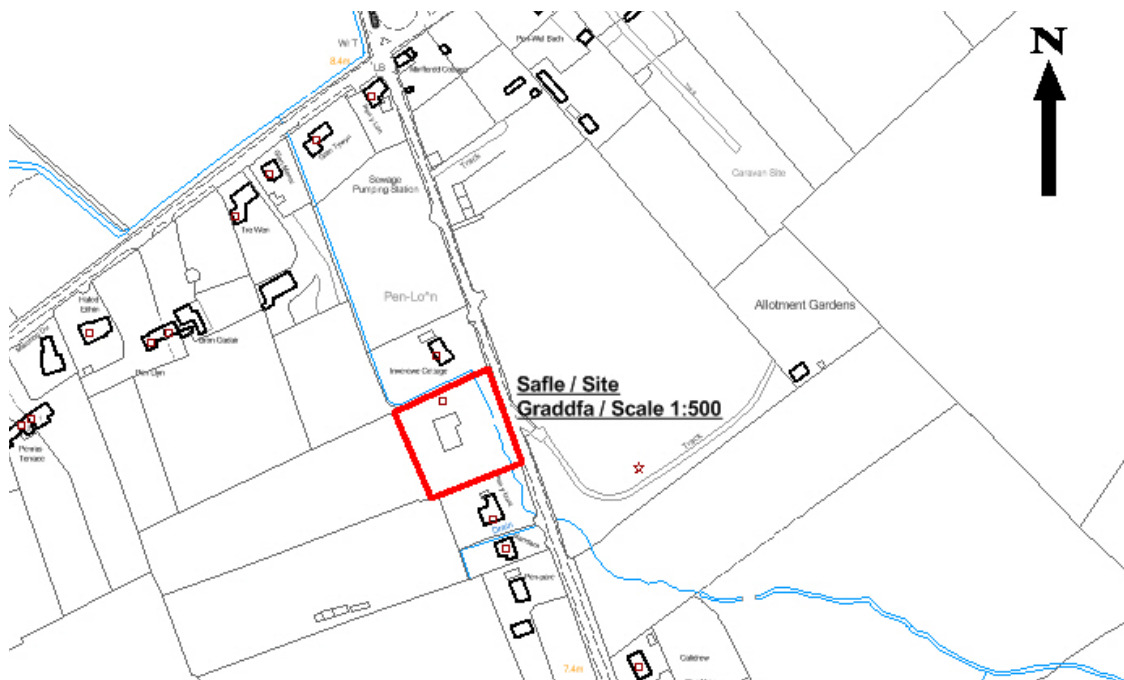
Rhif y Cais: **45C311F** Application Number

Ymgeisydd Applicant

**Mr & Mrs Richard Owen**

**Cais llawn ar gyfer codi garej, gweithdy a storfa coed arwahan ynghyd a llety byw hunangynhwysol yn atodol â'r annedd gyfagos yn / Full application for the erection of a detached garage, workshop and log store together with a first floor self contained living accomodation incidental to the adjoining dwelling at**

**Annan, Pen Lôn**



**Planning Committee: 07/10/2015**

**Report of Head of Planning Service (SCR)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to an officer within the Planning Department.

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 proposal involves the erection of a two storey extension to the dwelling which comprises a garage, workshop, log store with a self-contained annexe on the first floor to provide separate living accommodation for an elderly relative.

The application site is within the curtilage of the dwelling known as Annan, which is a dormer bungalow situated in Penlon which is located within an Area of Outstanding Natural Beauty and lies close to the National Nature Reserve which includes the sand dunes known as Newborough Warren.

### **2. Key Issue(s)**

The applications main issues are whether or not the proposal will have an adverse impact on the amenity of neighbouring properties or surrounding landscape which is designated as an Area of Outstanding Natural Beauty.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 30 – Areas of Outstanding Natural Beauty

Policy 42 – Design

Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D3 - Areas of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy HP7a – Extensions

#### **4. Response to Consultation and Publicity**

**Community Council** – No response to date

**Local Member, Cllr P Rogers** – No response to date

**Local Member, Cllr A Griffith** – Response to date

**Highways** – Requested further information in regards to the visibility splay. In response to these comments the agent has stated that the proposal will utilise the existing access that was approved as part of the original application or the erection of the dwelling known as Annan. The annexe is to be utilised by an elderly relative who does not hold a driving licence.

**Drainage** – Standard comments

Response from members of the public

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notifications on the occupiers of neighbouring properties. The publicity process has been carried out twice following the receipt of amended plans. The latest date for the receipt of representations was 1<sup>st</sup> October, 2015 and at the time of writing this report no letters of representation had been received at the department.

#### **5. Relevant Planning History**

45C311 – Outline application for the erection of a bungalow on land near Inverewe Cottage and Penybont, Penlon, Newborough – Refused 05:02:03

45C311A – Outline application for the erection of a dormer bungalow on land at OS 9176, Penlon, Newborough – Refused 06:05:04

45C311B – Outline application for the erection of a bungalow on land between Rushmead and Penybont, Penlon, Newborough – Approved 13:10:05

45C311C/DA – Detailed application for the erection of a dwelling together with alterations to the vehicular access on land between Rushmead and Penybont, Newborough – Approved 14:11:06

45C311D - Amended plans for the erection of a dwelling, the erection of a double garage together with an extension to curtilage on land between Rushmead and Penybont, Penlon, Newborough – Approved 21/05/08

45C311E – Amended application for the erection of a dwelling at Annan, Penlon, Newborough – Approved 08/10/09

45C311G/SCR - Screening opinion for the erection of a detached garage, workshop and log store together with a first floor self-contained living accommodation incidental to the adjoining dwelling at Annan, Penlon, Newborough – EIA not required 07/09/15

#### **6. Main Planning Considerations**



**Effect on neighbouring properties** – There is a distance of 20 metres between the side of the proposed building and the side of the existing neighbouring dwelling known as Pen y Bont. The site is screened from the adjoining property by the existing boundary planting. Due to the distance between the proposal and neighbouring property the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the adjoining property to such a degree as to warrant the refusal of the application.

**Landscape Impact** - The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty. The proposal has been amended by way of linking the extension and the existing dwelling. The design and materials proposed respect the character of the existing dwelling. There is ample space within the site to accommodate the proposal without resulting in the over-development of the site. The proposal will be interpreted as an extension to the existing dwelling and as a consequence will not harm the natural beauty of the locality.

## **7. Conclusion**

The proposal is considered acceptable in landscape and visual impact terms. The design of the extension is considered acceptable and reflects that of the existing dwelling.

## **8. Recommendation**

### **Permit**

**(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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on the land outlined in red on the location plan hereby approved (Drawing No. 3401-01).**

Reason: For the avoidance of doubt.

**(03) The development hereby approved 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: For the avoidance of doubt.

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.