

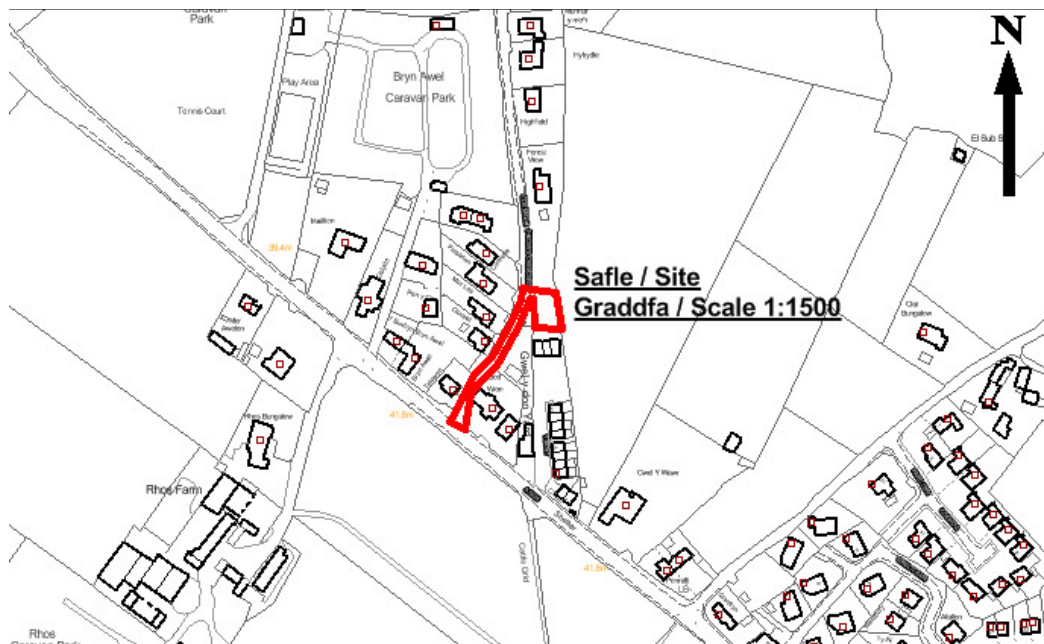
Rhif y Cais: **42C237** Application Number

Ymgeisydd Applicant

Mr Alan Foster

Cais llawn ar gyfer codi annedd ar dir ger/Full application for the erection of a dwelling on land opposite

Plas Tirion, Helen's Crescent, Pentraeth



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a departure application for which the recommendation is to permit

1. Proposal and Site

It is proposed to erect a single storey bungalow.

The site is located adjacent to the recently constructed "Sidings" development in Pentraeth. Access is onto Helens Crescent.

2. Key Issue(s)

Policy
Highways
Amenity

3. Main Policies

Gwynedd Structure Plan

Policy A2 Location of Housing Land
Policy A3 Scale and Phasing of housing
Policy D4 Siting and Design

Ynys Mon Local Plan

Policy 1 General Policy
Policy 31 Landscape
Policy 42 Design
Policy 48 Housing Development Criteria

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance
GP2 Design
EN1 Landscape Character
HP4 Villages

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Members No comments

Community Council Already overdeveloped, local objections, questions over ownership.

Highways Conditions

Drainage comments

Ecological Advisor no objection and comments

Comments raised in correspondence received include;

Highway hazards will be created
The applicant does not own the access
Access was not allowed previously
Other applications may follow
Will cause damage to road
The applicant has no right of way

5. Relevant Planning History

The adjacent site "The Sidings" was granted permission for 13 dwellings On 29/10/13 under ref 42C231

42C237A/LUC Certificate of Lawful Use for the use as a storage/builders yard approved

6. Main Planning Considerations

The site is located outside the settlement boundary in the Ynys Mon Local Plan but within it in the Unitary Development Plan. Given the weight that can be attributed to the UDP it is considered that the proposals are acceptable in land use terms.

The site is located adjacent to a new development and there are dwellings on the opposite side of the access road. However, given the distances from the surrounding dwellings it is considered that the new dwelling will not impose any harm on the amenities of the occupiers thereof.

Furthermore, a bungalow in this location is not considered to harm the visual appearance/character of the locality.

In terms of access and traffic generation, a certificate of lawfulness has been granted establishing that there is a lawful use of the site for a storage/builders yard. Given this it is accepted that the proposed use would not generate any additional vehicular movements over the use that the land could be used for.

7. Conclusion

The proposals are acceptable in terms of land use policy, amenity and traffic generation/access.

8. Recommendation Permit

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 access shall be laid out and constructed strictly in accordance with the submitted plan (2) enclosed 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 comply with the requirements of the Highway Authority in the interests of road safety.

(03) 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 in the interests of road safety.

(04) The car parking accommodation 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 in the interests of road safety.

(05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

(07) 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.

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.

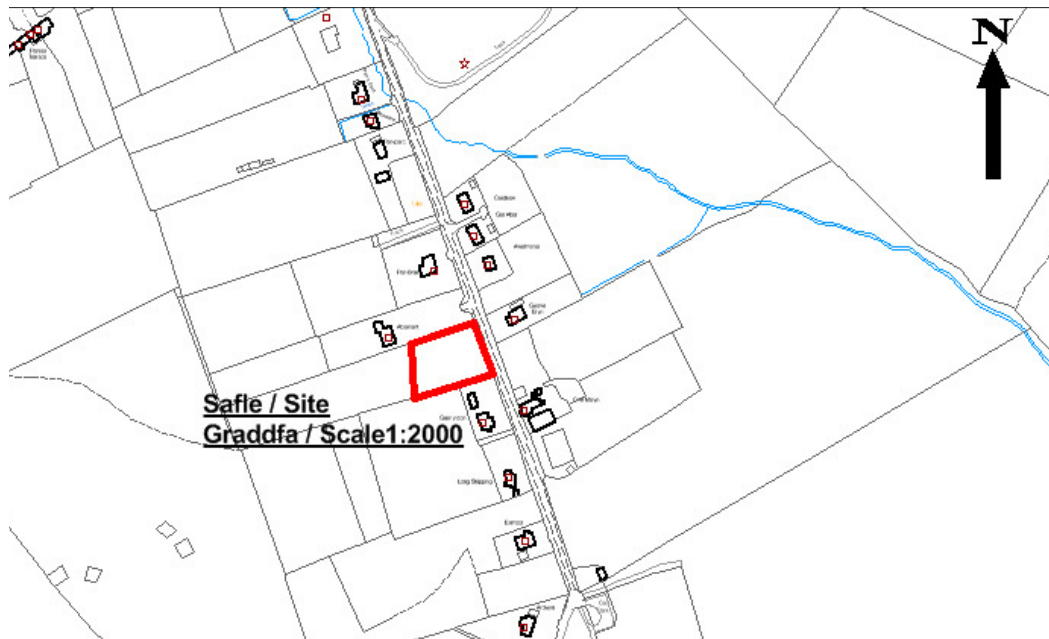
Rhif y Cais: **45C207J** Application Number

Ymgeisydd Applicant

Mr Mick Collins

**Cais llawn ar gyfer codi annedd gyda garej ar wahan ynghyd a chreu mynedfa i gerbydau ar dir yn /
Full application for the erection of a dwelling and a detached garage together with the
construction of a vehicular access on land at**

Ynys Hafan, Pen Lon



Planning Committee: 04/11/2015

Report of Head of Planning Service (SCR)

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 Stopped Unitary Development Plan.

1. Proposal and Site

The application site is located in Penlon in Newborough. The site is located between two properties and there are dwellings on the opposite side of the road. The dwellings are predominantly single storey or dormer style properties.

The proposal is a full application for the erection of a dwelling and detached garage together with the construction of a new vehicular access. The proposed dwelling is split into two sections, with a modern and contemporary mono-pitch single storey section which will provide bedrooms and a dormer section which will provide the living accommodation, kitchen and an additional bedroom a single storey corridor will be constructed between both sections.

2. Key Issue(s)

The key issue is whether the proposal is acceptable in terms of policy, design and impact on the locality and amenities of nearby residential properties.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 30 - Landscape
- 48 – Housing Development Criteria
- 53 – Housing in the Countryside.
- 30 – Landscape

Gwynedd Structure Plan

- A2 – Housing Land
- A3 – New Housing Development
- A6 – New Dwellings in the Open Countryside
- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design.

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- GP2 – Design
- HP5 – Countryside Hamlets and Clusters
- EN2 – Area of Outstanding Natural Beauty

Planning Policy Wales, 2014, 7th Edition

Supplementary Planning Guidance: Design Guide for the Rural and Urban Environment.

4. Response to Consultation and Publicity

Community Council – No objection

Local Member, Cllr P Rogers – No response at the time of writing this report.

Local Member, Cllr A Griffith – No response at the time of writing this report.

Natural Resource Wales – No response at the time of writing this report.

Welsh Water – Recommend conditional approval

Highways – Recommend conditional approval – one of the conditions is that a detailed traffic management scheme is submitted for approval in regards to the construction traffic. This condition is not considered necessary as there is ample space within the site to accommodate the vehicles and machinery during the construction period.

Drainage – Standard comments

The application was afforded three means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties representations and the publication of a notice in the local press. The latest date for the receipt of representations was the 3rd September, 2015 and at the time of writing this report one letter of representation had been received at the department. The main issues raised can be summarised as follows:

i) Application form completed incorrectly as a ditch runs along the boundary of the site and trees can be found along the boundary of the site.

A copy of the letter was forwarded to the agent and an amended site plan has been submitted illustrating the existing course of the ditch and the existing trees on the site.

Other issues were also raised in regards to the adjoining property name being incorrect on the location plan however the applicant has amended the plan and corrected the details of the adjoining property.

5. Relevant Planning History

45C207: Erection of a dwelling on part of land at Cae Ponciau Wil, Penlon, Newborough. Refused – 10.03.94

45C207A: Erection of an agricultural building on land at Cae Ponciau Wil, Penlon, Newborough. Withdrawn – 26.05.94

45C207B: Erection of a dwelling on land at Cae Ponciau Wil, Penlon, Newborough. Refused – 12.09.94 (Appeal – Dismissed – 07.02.95)

45C207C: Agricultural development determination form for the erection of a woodland maintenance building at Crud Awel Woodland Plantation, Penlon, Newborough. Permission required – 06.08.96

45C207D: Erection of a woodland maintenance building at Crud Awel Woodland Plantation, Penlon, Newborough. Approved – 06.06.97

45C207E: Retention of a caravan sited for temporary accommodation at Cae Ponciau Wil, Penlon, Newborough. Refused – 04.12.98

45C207F: Outline planning application for the erection of a dwelling on land at Cae Ponciau Wil, Penlon, Newborough. Refused – 13.03.02

45C207G - Outline application for the erection of a dwelling on land adjacent to Abernant, Penlon, Newborough – Approved 09/03/12

45C207HVAR – Application under Section 73 for the variation of conditions (02) and (03) from planning permission reference 45C207G (outline application for the erection of a dwelling) so as to extend the time limit of the planning consent on land adjacent to Abernant, Penlon – Approved 18/05/2015

45C207K/SCR – Screening opinion for erection of a dwelling and a detached garage together with the construction of a vehicular access on land at Ynys Hafan, Penlon, Newborough – EIA not required 07/09/2015

6. Main Planning Considerations

Principle of Development - The application site is considered as being in the countryside under the provisions of Policy 53 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.

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

The application site is an 'infill site' which is immediately adjacent to the developed part of the rural hamlet as per the provision of Policy HP5.

The principle of the development is therefore acceptable under the provisions of Policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

Design – The surrounding properties are of a mixture of single storey or dormer construction with a mixture of modern and traditional design. The proposal is of a modern contemporary design the application is accompanied with a statement of justification describing how the design of the dwelling was reached and drawings are provided illustrating its impact on the public vista. The design and materials to be used in the construction of the dwelling are considered acceptable in this location.

Affect on surrounding properties – The proposal complies with the guidance contained within the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of distances between existing and proposed dwellings. In addition, the site is also obscured from the view of the adjoining properties by way of the existing screening along the boundary of the site.

Effect on surrounding landscape - 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.

As articulated above the design and materials to be used in the construction of the dwelling are considered acceptable in this location and consequently it is not considered to have a detrimental impact on the surrounding landscape.

7. Conclusion

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

The design of the dwelling is considered acceptable and the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the surrounding properties or have a visual impact on the designated Area of Outstanding Natural Beauty.

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) No removal of the vegetation shall take place between the 1st March and 30th August in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.

Reason: To safeguard any nesting birds which may be present on the site.

(03) 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.

(04) 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 comply with the requirements of the Highway Authority.

(05) 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 comply with the requirements of the Highway Authority.

(06) The access shall be constructed with 2.4 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre 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.

(07) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

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

(08) The turning area 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.

(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 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 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.