

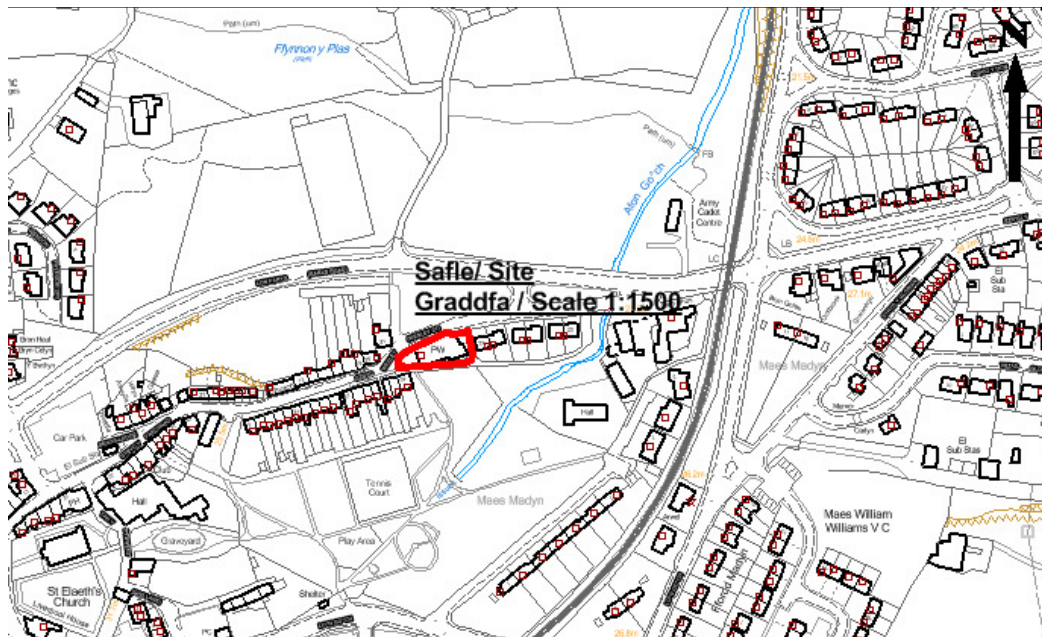
Rhif y Cais: **11C500A** Application Number

Ymgeisydd Applicant

Vencourt Ltd

Cais llawn i newid defnydd yr adeilad i 6 fflat ynghyd ag addasu a dymchwel rhan o'r adeilad yn / Full application for the change of use of the building into 6 flats together with alterations thereto and partial demolition of the building at

Mona Safety Products, Wesley Street, Amlwch



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of Local member Aled Morris Jones

1. Proposal and Site

It is proposed to convert the former Capel Bethel into 6 flats. This involves the demolition of part of the building to the rear to provide parking spaces.

The Chapel has been in use since 1975 as a warehouse and shop selling safety products with ancillary offices. This use however no longer takes place.

2. Key Issue(s)

- Amenity issues
- Highway issues

3. Main Policies

Gwynedd Structure Plan

A1 Housing Location
A2 Housing
D4 Siting and Design
D24 Demolition in Conservation Area
D25 New development in Conservation Areas
FF11 Traffic
FF12 Car Parking

Ynys Mon Local Plan

1 General Policy
42 Design
48 Housing Development Criteria
56 Flats
26 Car Parking
40 Conservation of Buildings
41 Conservation of Buildings

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance
GP2 Design
TR10 Parking Standards
HP7b Flats
EN13 Conservation of Buildings

Planning Policy Wales (Edition 7)

SPG: Design Guide for the Urban and rural Environment

4. Response to Consultation and Publicity

Local Member: A M Jones has called the application to committee giving the reason of design and impact on locality.

Highways: Conditions

NRW: Liaise with departments Ecology Officer

Ecology Officer: No objection

Drainage: Comments regarding surface water

Welsh Water: Conditions

Letters from nearby residents highlight the following;

- No work has been done to the property and a hole has appeared in the roof, bats use this.
- The plans are not accurate the footpath is narrower than shown
- The dwelling capacity of the road will be increased by 20% which is unacceptable in a quiet residential area. This would harm the conservation area
- The design and use would not fit in and is contrary to the Councils guidelines.
- Will cause highway problems
- The building is in a very poor state
- Has a structural survey been carried out?
- The applicant is stating that he already has planning permission

5. Relevant Planning History

11C500: Conversion of former chapel into 8 residential flats (including 2 affordable units) together with alterations to the existing vehicular access at Capel Bethel, Wesley Street, Amlwch. Refused – 23/07/2007 Allowed on Appeal – 21/12/2007

6. Main Planning Considerations

The site is located within the settlement boundary for Amlwch.

It is considered that the building and parking arrangements are suitable to accommodate this development. Whilst additional parking is to be provided this is adequate to cater for the development and it is considered that the proposed use will not generate highways problems.

The proposals are in a residential area and the removal of the industrial use and change to six, two bedroom flats is considered more appropriate.

There is no objection to the part demolition which will allow for a parking area and whilst there is no amenity space to be provided, given the central location this is not uncommon/essential.

It is not considered that the amenities of nearby residents will be unduly harmed. Indeed there would be little control over a commercial use if such a business were to lawfully occupy the premises. And such a scenario could have a significant harm on amenities.

Furthermore, the use for 8 flats was previously granted at appeal and it is considered that a refusal of this application would be difficult to defend at appeal.

In respect of the objections raised the suggested in discrepancies on the plans do not materially affect the consideration of this application.

Matters relating to protected species have been addressed by the Councils Ecological advisor and NRW who do not object.

The condition of the building will be the subject of Building Regulations applications.

The increase in the number of residential units by converting this commercial building will not harm the Conservation Area as no new build is required.

The proposal will serve to improve its appearance by investing in what is a currently somewhat dilapidated building and bringing it into beneficial use and preventing further deterioration.

7. Recommendation

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

(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 to be provided shall be completed to the written satisfaction of the LPA prior to the occupation of the flats hereby approved.

Reason: In the interests of highway safety

(03) Unless otherwise agreed in writing the first floor rear window overlooking the rear car park shall be obscure glazed.

Reason: In the interests of amenity.

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

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

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(06) 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.

(07) The access shall be laid out and constructed strictly in accordance with the submitted plan before the dwelling is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In the interests of highway safety.

(08) 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 meters 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: In the interests of highway safety.

(09) 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: In the interests of highway safety.

(10) 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: In the interests of highway safety.

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.

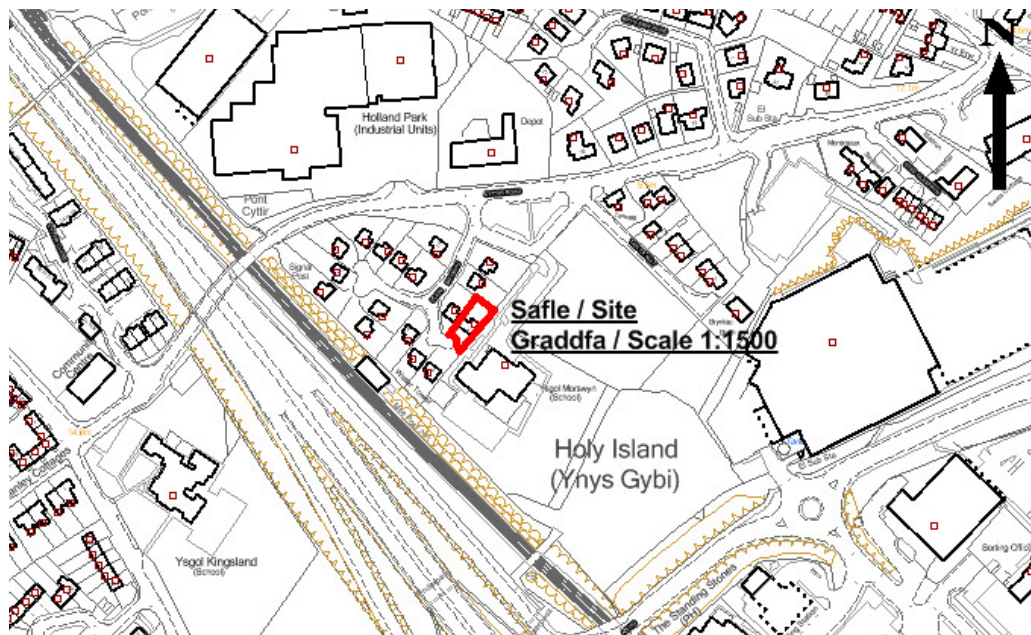
Rhif y Cais: **19C1170** Application Number

Ymgeisydd Applicant

Mr and Mrs Harper

Cais llawn i addasu ac ehangu yn / Full application for alterations and extensions to

4 Llain Bryniau, Caergybi



Planning Committee: 04/11/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The extensions footings adjoin land which is owned by the Council to which notice has been served.

1. Proposal and Site

The application lies at Llain Bryniau in Holyhead. To the Eastern side of the dwelling lies Morswyn Primary School.

The proposal entails alterations and extension to the dwelling known as 4 Llain Bryniau.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Arwel Roberts – No response received at the time of writing this report.

Councillor Raymond Jones - No response received at the time of writing this report

Councillor Robert Jones – No response received at the time of writing this report

Town Council – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 15/10/2015. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposal entails alterations and extensions to both sides of the dwelling.

On the Western side of the dwelling, a new extension will be formed above the existing garage which has been converted into a bedroom. On the first floor, a new bedroom will be formed. The height of this extension will be the same height as the highest part of the main dwelling. To the rear on the ground floor, a small extension will be erected to extend the current kitchen. On the Eastern side of the dwelling a single storey extension will be formed to form a new store room.

It is not considered that the proposal will lead to overlooking as the new windows face the applicants garden and Llain Bryniau estate road. The proposed materials are considered acceptable.

It is not considered that the proposed extension would form an adverse impact on the surrounding amenities to a degree to warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25/09/2015 under planning application reference 19C1170.

Reason: For the avoidance of doubt.

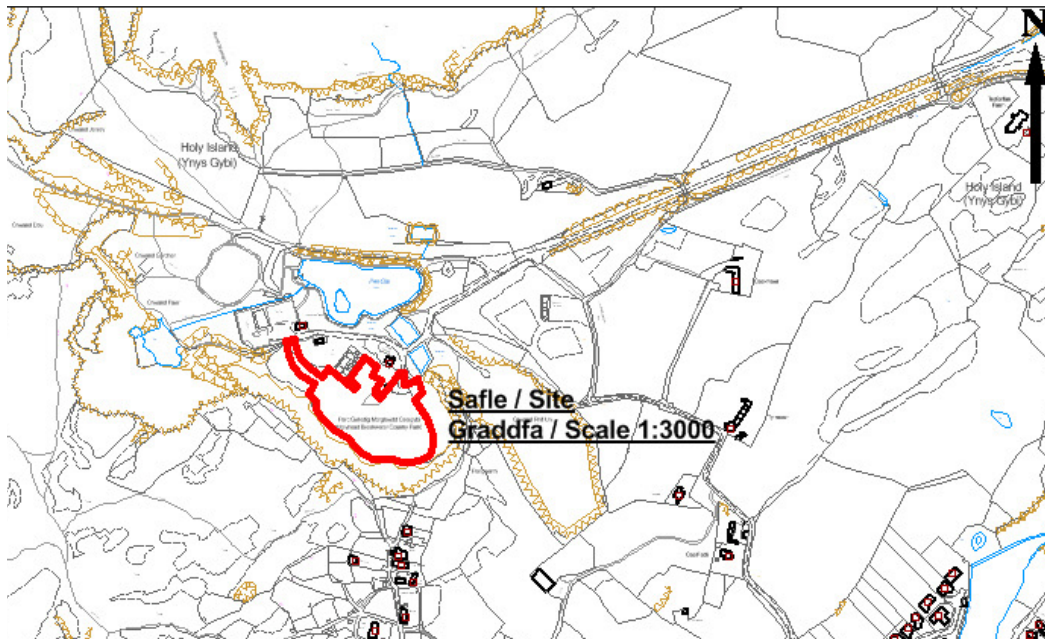
Rhif y Cais: 19LPA875B/CC Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais llawn i newid defnydd rhan o'r tir yn faes i garfannau teithiol (28 o safleoedd), codi bloc cawodydd/toiledau ynghyd â ffurfio ffordd fynediad newydd yn / Full application for change of use of part of the land into a touring caravan park (28 pitch), erection of a shower/toilet block together with the formation of a new access road at

Breakwater Country Park, Holyhead



Planning Committee: 04/11/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

Cllr R LL Jones has requested that the application be referred to the Planning and Orders Committee as the site is a public park which should be protected from overdevelopment.

1. Proposal and Site

The Breakwater Park is operated by the Council as a country park which has a central car parking area close to industrial heritage remains associated with the construction of the Great Breakwater at Holyhead; the lake is used for recreational fishing and model boating; the site has two café facilities and gives wider access to the countryside and the coast through a series of footpaths. Vehicular access is gained off Newry Beach along the route locally known as the 'top road' or 'cinder path'.

The proposal is to create a 28 pitch touring caravan site to the rear of the former warden's dwelling (more recently converted into a café facility). Access to the site will be shared with other users of the park. The site is enclosed by a sheer cliff face to the south and is well screened by existing buildings and features to the north. A new shower facility is proposed in an existing storage compound area located next to the existing public conveniences where a gated access point is proposed. Internal access tracks lead to the pitches themselves with the area in between being suitably landscaped. An exit track will cross the green to the west of the North Wales Wildlife Trust café building.

2. Key Issue(s)

Policy compliance and impact on the locality including impacts on residential amenities.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 10 Static Caravans

Policy 12 New Touring Sites

Policy 30 Landscape

Policy 31 Landscape

Policy 36 Coastal development

Gwynedd Structure Plan

Policy D1 AONB

Policy CH5 New Touring Caravan Sites

Policy D5 Coastal Sites

Policy D9 Environmentally Sensitive Areas

Policy D29 Standard of Design and Setting

Policy D32 Landscaping

Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy TO4 Existing Static Caravan Sites

Policy TO6 Touring Caravans

Policy EN2 AONB

Policy EN5 International Sites

Planning Policy Wales Edition 7

TAN 13 – Tourism

TAN 12 – Design

TAN 18 - Transport

4. Response to Consultation and Publicity

Cllr R LL Jones: At the request of ward residents, wrote to ask numerous questions regarding the development of the scheme prior to the making of the application, involvement of consultants; maintenance of the road and road safety including the safety of two bridges spanning the road; impacts on wildlife and local member consultation. A response has been sent to Cllr Jones by the applicant.

Residents are concerned regarding intrusion by caravans into this quiet and tranquil area; Ynys Cybi is always being asked to give up its open spaces; requests that the application be determined by the Committee as the site is a public park which should be protected from overdevelopment.

Cllr R Jones: I am totally against this application as it is not safe to allow such a development which can only mean a danger to all who venture down this track.

Cllr J A Roberts: No response to consultation

Holyhead Town Council: Concerns raised in a meeting that that of those who had expressed an opinion on the proposals, more had opposed the scheme than had supported it; concerns were expressed at the date of the ecology reports undertaken and that there would be detrimental effects on nesting birds and other wildlife; concerns were raised that the access road is narrow and is largely used by pedestrians and dog-walkers; questions were raised whether there was a limit on how long caravans could stay, how sewerage would be dealt with and who would deal with problems of anti-social behaviour. It was resolved to put these questions to the applicant before a decision was made. A response has been sent to Town Council and it is understood that the next meeting at which this application would be discussed was scheduled for 2nd November 2015.

Ecological and Environmental Advisor: Emergence surveys for bats for the two cliff tunnels required; comments in relation to site lighting proposals; vegetation clearance should be undertaken outside the bird nesting season; micro-siting of pitches required to be agreed to avoid key reptile habitat; planting should not shade out reptile habitat areas. Test of likely significant effects on Holy Island SPA/SAC and SSSI undertaken.

Natural Resources Wales: NRW does not object as the project is unlikely to adversely affect bats and the AONB; condition suggested regarding reasonable avoidance measures for Great Crested Newts; test of likely significant effects in relation to Holy Island Coast SPA / SAC and SSSI required.

Highway Authority – two passing bays should be provided on the access road and a condition should be imposed.

Dwr Cymru-Welsh Water: standard comments

Drainage Section: proposals should demonstrate that the drainage system is of sufficient capacity to accommodate the additional loading.

Built Environment and Landscape Section: proposal will not affect the setting of the grade II listed gunpowder magazine.

9 letters of objection were received as a result of the publicity undertaken. Objections are based on:

The whole of the mountain is a designated conservation area and should not be used as a caravan park;

A previous appeal for a golf course and equestrian centre was refused with the Inspector ruling that all land from Llaingoch through Felin Ddwr to the Breakwater Park should remain undeveloped;

The road is narrow and two way traffic is impossible, there are no passing places and no pavement for walkers;

There are badgers, newts and great crested newts in the park and its environs which are protected species;

Historic problems with travellers in the area;

The whole of the mountain was given to the public for recreational purposes;

There is no main drain on the site and septic tanks are not suitable to this environment;

The projected income would not cover the expense of developing the site; not everything can be judged by pounds, shillings and pence;

Insufficient publicity has been given to the application;

The scheme is out of character with the area; there are plenty of caravan parks in the locality and there is no need for any more;

Ethos of the park is quiet enjoyment where campers, bonfires etc. are not allowed – the lack of these is precisely why it is enjoyed by so many locals and tourists alike;

Other open areas in Holyhead have already been earmarked for development including Newry Beach and Penrhos which seems a deliberate policy to ruin the jewels in the crown

The notification period expires on 6th November.

5. Relevant Planning History

19LPA875/CC - Erection of 4 wooden sculptures and 1 bench at the Breakwater Country Park, Holyhead – approved 8/2/2007

19LPA875A/CC - Installation of solar panels on the roof of the Information Centre, Breakwater Country Park – approved 6/12/2007

19LPA875C/CC - Application to determine whether the prior approval of the authority is required for the demolition of a bridge at Breakwater Country Park, Holyhead – no decision to date

19C792 - Conversion of existing buildings into a 24 bed self-catering youth hostel at the ex-ranger's accommodation, Breakwater Country Park – approved 20/03/2003

19C792A - Amended plans for the conversion of existing buildings into a 24 bed self-catering youth

hostel at the ex-ranger's accommodation, Breakwater Country Park – withdrawn 15/01/2007

19C792B - Full application for the change of use of the warden's accommodation into a café with offices and storage above together with alterations and extensions, Breakwater Country Park - approved 8/3/2012

19C792C - Full application for the siting of a storage container on land at Breakwater Country Park – approved 7/9/2012

19C792D - Full application for the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions, Breakwater Country Park - approved 7/9/2012

19C792E - Prior notification for the removal of material from a mining working deposit at Breakwater Country park – permitted development 24/9/2012

19C792F - Full application for the replacement of three angling platforms with a hard surface safe deck area together with alterations and extensions to three angling platforms at Breakwater Country Park – approved 26/04/2013

19C792G - Full application for construction of a bin store at Caffi'r Parc – approved 22/05/2014

19C792H - Full application for the change of use of the garage and storage building into bunkhouse accommodation at Breakwater Country Park – approved 4/7/2014

19C792K/SCR - Screening opinion for touring caravan park – EIA not required

6. Main Planning Considerations

Principle of the Development: Planning policies allow the creation of new touring caravan sites provided that the scheme has no unacceptable impact on the surrounding area. The application as proposed is for a 28 pitch site located in an enclosed and relatively unobtrusive area of the Country Park, behind the existing café building and in an area previously used for storage and now relatively overgrown. The area is gated and is not currently accessible to the public as part of the Park. The application includes planting and landscaping works to create an integrated and acceptable development. Planning permission has previously already been granted for holiday accommodation uses at the site – planning permission was granted to change the warden's accommodation into a youth hostel but it has since been developed into a popular café; the building to the rear of the café has a valid planning permission for use as bunkhouse accommodation. The proposed touring caravan site is unobtrusively positioned in the Park and is considered compatible with approved uses.

Landscape and Visual Impact: The site is not accessible to the public and is relatively unobtrusive, being situated below a cliff face and behind existing buildings. Long distance views may be possible for example from the path up to North Stack which provides a panoramic view of the Park but the units will be placed within a landscaped setting and set against existing built development which will ameliorate the impacts. A condition is proposed in relation to lighting to ensure that only appropriate low level lighting is used – this will reduce visual impacts as well as being acceptable in relation to impacts on protected species such as bats.

Ecology impact: The application is supported by ecological assessment. Additional details were sought in order to fully assess the proposals. Subject to conditions, the scheme is considered to be acceptable. A test of likely significant effects in relation to Holy Island Coast SPA / SAC and SSSI has

been undertaken which has concluded that an appropriate assessment under the habitats Regulations is not required.

Technical considerations: Concerns have been expressed by local residents that the approach road to the Park is narrow and heavily used by pedestrians is unsuitable for use by vehicles towing caravans. The stretch of road immediately adjoining the Park, between the Park and the cattle grid under the first bridge, is straight and has several passing bays as well as wide grass verges. The stretch between the cattle grid and Newry Beach is more tortuous in nature and is narrower but the speed of traffic is controlled by speed humps. The scheme has been assessed by the Highway Authority and is considered acceptable subject to the creation of two additional passing bays. In relation to drainage, the site is served by private drainage apparatus and the capacity of this was being assessed at the time of writing.

7. Conclusion

The scheme is considered acceptable in its context.

8. Recommendation

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

(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 number of touring caravans or motor homes on the site at any one time shall not exceed 28.

Reason: For the avoidance of doubt.

(03) The units shall be sited in accordance with drawing number 3024/03 Revision 06 and submitted on 25/09/2015 under planning reference 19LPA875B/CC

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

(04) The siting of the touring caravans and motor homes hereby approved shall be limited to an 11 month duration beginning on the 1st March in any one year and ending on the 31st January in the following year.

Reason: For the avoidance of doubt.

(05) The touring caravans or motor homes on site shall only be used for holiday accommodation and shall at no time be used as permanent residential premises and a register of all lettings/copies of utility bills for caravan and motor home owners demonstrating other principal accommodation, shall be made available for inspection by the local planning authority at all times.

Reason: To ensure that inappropriate uses do not take place in this locality.

(06) No external lighting to the site or the boundaries of the site shall be installed until a lighting scheme has been submitted to and approved in writing by the local planning authority.

The scheme shall be designed to ensure that no light from the site spills over its boundaries or into the night sky. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity.

(07) The development shall take place in accordance with the recommendations contained in the Oakwood Ecology Bat Survey Short Report dated 30th September 2015 including the timing of construction work.

Reason: To safeguard any protected species present.

(08) No development shall take place until a scheme of reasonable avoidance measures in relation to great crested newts has been submitted to and approved in writing by the local planning authority, including a timetable for the works. The development shall thereafter proceed in accordance with the approved details.

Reason: For the avoidance of doubt and to safeguard any protected species that may be present on the site.

(09) No development shall commence until a scheme for the construction of two passing bays on the approach road, to include the location and construction specification of the passing bays and timing of works, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.

Reason: In the interests of highway safety.

(10) Notwithstanding the details shown on drawing 3024/04 Revision 04 no development shall take place until a habitat management and landscaping scheme has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented and planting proposals as agreed completed on the site before any touring caravans or motor homes are permitted to use the facility.

Reason: In the interests of amenity and wildlife

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.

Planning Committee: 04/11/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is on Council owned land.

1. Proposal and Site

Full application for the erection of a building for the Cylch Meithrin in Cemaes

2. Key Issue(s)

The key issue is the design, location and whether the proposal will have any impact on adjoining properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 31 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

4. Response to Consultation and Publicity

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

Local Member (William Hughes) – No response at the time of writing the report

Local Member (Richard Owain Jones) – No response at the time of writing the report

Local Member (Aled Morris Jones) – No response at the time of writing the report

Highways Department – No response at the time of writing the report

Drainage Department – Standard Comments

Education Department – No response at the time of writing the report

Welsh Water – Standard Comments

A site notice was placed near the site and individual letters were posted to neighbouring properties. The expiry date to receive representations was the 16th October, 2015. At the time of writing the report no representations were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposed new wooden frame building would measure approximately 12.1 metres long, 3.9 metres wide and 3.0 metres high with a flat roof.

Effect on the locality – The proposal will not have visual impact as it is sited within the school yard. The building will be seen from some adjoining properties, however it is considered that the dwellings are far enough for the proposed building not to have any impact.

I do not consider that the proposal will have a detrimental effect on the locality. The building will be located near the existing primary school. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would be used by the Cylch Meithrin in Cemaes between the hours of 9.00am to 3.30pm.

Effect on the amenities of the surrounding properties - It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

7. Conclusion

There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would be used by the Cylch Meithrin.

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: For the avoidance of doubt

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/09/2015 under planning application reference 20C312.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Planning Policy Wales, Edition 7

Technical Advice Note 12: Design

12.5

Gweddill y Ceisiadau

Remainder Applications

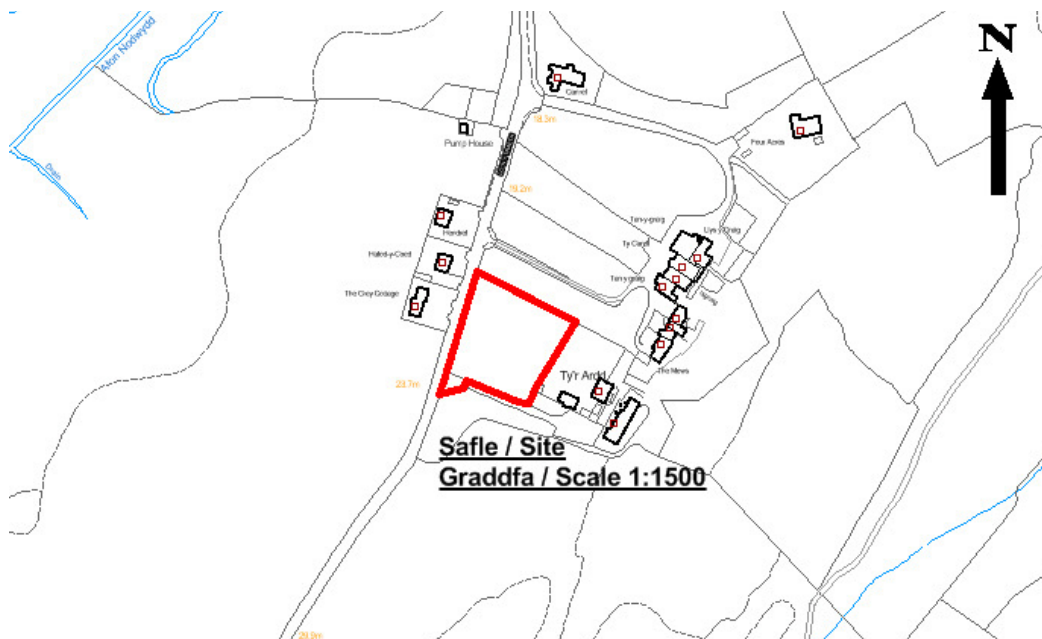
Rhif y Cais: **42C61N** Application Number

Ymgeisydd Applicant

Mr & Mrs T W Thomas

Cais llawn ar gyfer codi annedd a modurdy yn / Full application for the erection of a dwelling and garage at

Ty'r Ardd, Pentraeth



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has previously been presented to the Committee where it was resolved to refuse. It is considered that as there has been member involvement in the scheme, the amended application should be presented to continue this process.

1. Proposal and Site

It is proposed to construct a two storey residential dwelling.

2. Key Issue(s)

Whether the size and design are appropriate

3. Main Policies

Gwynedd Structure Plan

Policy A3 Scale and phasing of housing
Policy D1 Protection of the Environment
Policy D4 Siting and Design

Ynys Mon Local Plan

Policy 1 General Policy
Policy 30 AONB
Policy 42 Design
Policy 48 Housing Development Criteria

Ynys Mon Unitary Development Plan (Stopped)

Policy GP1 General Policy
Policy GP2 Design
Policy EN2 AONB

TAN 12 Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

1 letter has been received raising concerns in respect of the size of the dwelling and that it would not be in keeping with the surrounding properties. Natural views will be harmed. Deliveries will harm the lane. No contact has been made with the writer regarding connecting drainage. The apex of the garage will be directly in front of a bedroom window affecting views light and privacy.

Local Members No comments received

Community Council No comments

Welsh Water Comments

Highways Conditions

Drainage comments regarding soakaways

5. Relevant Planning History

42C61 Erection of 3 dwellings Refused 3/2/89

42C61A Erection of a dwelling Refused 17/4/91

42C61B as above Refused 13/5/91

42C61C as above Refused 7/12/91

42C61D Certificate of Lawfulness of caravan as a residential unit Granted 8/2/12

42C61G Removal of caravan and erection of dwelling Refused...Appeal allowed 24/3/14

42C61J returned to applicant

42C61K Erection of a dwelling refused 12/2014

6. Main Planning Considerations

Planning permission was granted on appeal to replace an existing residential caravan with a permanent dwelling

In his decision the Inspector tied the permission to the submitted plans in respect of size/footprint and also added a condition removing Permitted development rights so as to prevent the increase in size of the dwelling. This was to prevent harm to the location which is identified as an AONB. He states;

“A house of modest height and with a footprint similar to that shown on the indicative plans would not be unduly large, prominent or imposing. It was agreed at the hearing that a condition could be imposed withdrawing permitted development rights for extensions as the circumstances of this application area (sic) exceptional”

When the application was presented to the committee previously the officers report read;

“The submitted plans show a dwelling far larger than those the subject of the appeal, and it is considered that the size of the now proposed dwelling is far removed from that approved at appeal.

The footprint of the appeal proposal was given as 169.7square meters, whereas the proposal now is for a footprint of 251.50 square meters. It should be noted that at the appeal the appellant case was that the proposals foot print was not that much larger than a caravan. This is obviously not the case now.

Such is the size that harm over and above what the Inspector considered acceptable can be identified and it may be the case that the Inspector would have also identified this harm and dismissed the appeal for the reasons given below”

The scheme has now been amended and the proposed dwelling has a footprint of 215 sqm. Giving an increase of approx 45 sqm, this represents an increase of approximately 26%

It is considered that on balance the dwelling as now proposed will not appear over imposing and will be suited to the locality. The Planning appeal inspector commented that;

“...a well designed house built of materials appropriate to the locality would be visually more pleasing and more appropriate within the existing cluster of houses and the wider landscape than the utilitarian and inappropriate design of the existing caravan, or any other standard caravan that might replace it”

It is considered that the current proposal concurs with the Inspectors appraisal of the case which was before him, and that the same conclusions can be drawn from the proposals as they are presented now.

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

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

(03) The provisions of Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.

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

(04) Notwithstanding the submitted plans full amended details of the proposed garage shall be submitted to include a lower height and size and show a timber and slate construction which should be agreed in writing with the Local Planning Authority prior to the commencement of any works.

Reason: In the interests of amenity.

(05) Prior to the first occupation of the new dwelling hereby approved the use of the site for the stationing of a caravan shall cease and the existing caravan permanently removed from the land.

Reason: In the interests of amenity and to define the scope of this permission

(06) 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.

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

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

(08) 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.

(09) 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: In the interests of highway safety.

(10) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.

Reason: In the interests of highway safety.

(11) 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: In the interests of highway safety.

(12) 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: In the interests of highway safety.

(13) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

Reason: In the interests of amenity.

(14) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.