

Rhif y Cais: 19C641H Application Number

Ymgeisydd Applicant

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Cynlluniau llawn ar gyfer codi wyth annedd ynghyd
a chreu mynedfa newydd i gerbydau ar dir ger

Full plans for the erection of eight dwellings together
with the construction of a new vehicular access on
land adjacent to

Garreglwyd Park Estate, Holyhead



Planning Committee: 25/07/2012

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 Môn Local Plan and stopped Unitary Development Plan that we are minded to approve.

1. Proposal and Site

The site lies outside the development boundary of Holyhead as defined by Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the stopped Unitary Development Plan. The application site lies immediately next to the development boundaries of both plans and is situated on the edge of a private residential estate. The estate comprises of single storey and two storey detached and semi-detached properties.

The proposal is to construct 8 dwellings being 4 pairs of semi-detached two storey units and will be situated next to the recently constructed semi-detached properties on the edge of the private residential estate known as Garreglwyd Estate. The estate comprises of a mixture of single and two storey detached and semi-detached.

2. Key Issue(s)

The applications main issue is whether the proposal is acceptable in terms of policy, whether the proposal will affect the amenities of surrounding properties and whether the site can be adequately drained.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy D3 – Conservation Area
Policy D4 – Location, siting and design
Policy D28 – Design
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control
Policy GP2 – Design
Policy HP3 – New Housing Development – Main and Secondary Centres

Policy EN13 – Conservation of Buildings
Policy SG4 – Foul Sewage Disposal
Policy SG6 – Surface Water Run-Off

Planning Policy Wales – February, 2011

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

4. Response to Consultation and Publicity

Local Member – Concerns regarding the flooding that is currently experienced near the site

Town Council – No objection but to point out that at certain times flooding occurs at the access road

Welsh Water – Recommended conditional approval

Highways – Recommended conditional approval

Drainage – Drainage details satisfactory in principle

Countryside Council for Wales –The proposal is unlikely to adversely affect the favourable conservation status of the Great Crested Newt at the site

Environment Agency – Comments

North Wales Wildlife Trust – No observations

Fire Authority – A hammer head / turning circle is required. Following a telephone conversation with the Fire Officer he confirmed that they did not object to the application and that their comments were recommendation only and the matter would be discussed further at Building Regulations stage

The application was afforded three means of publicity. These were by the posting of a notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupiers of neighbouring properties. Following the receipt of amended plans the publicity process was carried out three times. The latest date for the receipt of representations was the 15th June, 2012. At the time of writing the report no letters of representation had been received at the department.

5. Relevant Planning History

19C641 – Residential development on land adjoining Garreglwyd Park Estate, Holyhead – Refused 06/03/96

19C641A – Erection of four bungalows on land adjoining Garreglwyd Park Estate, Holyhead – Approved 11/09/97 – Section 106 Agreement (No further development) 08/08/97

19C641B – Retention of existing landfill together with additional landfill on land adjacent to Garreglwyd Park Estate, Holyhead – Approved 26/09/97

19C641C/DA – Detailed plans for the erection of a bungalow on Plot 4, Garreglwyd Park Estate, Holyhead – Approved 28/08/98

19C641D – Renewal of planning application reference number 19C641A for the erection of 4 bungalows on land adjoining Garreglwyd Park Estate, Holyhead – Refused 25/09/00

19C641E/DA – Detailed plans for the erection of 3 bungalows on plot 1, 2 and 3 on land adjoining Garreglwyd Park Estate, Holyhead – Approved 19/03/01

19C641F – Erection of 4 bungalows together with construction of a new vehicular access on land adjoining Garreglwyd Park, Holyhead – Approved 28/06/06

19C641G – Full plans for the erection of eight dwellings together with the construction of a new vehicular access on land adjacent to Garreglwyd Estate, Holyhead – Refused 30/11/06 – Appeal Allowed 24/07/07

6. Main Planning Considerations

Policy – The site lies outside the development boundary of Holyhead as identified under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the stopped Unitary Development Plan and is therefore considered as a departure application and is contrary to current local policies.

However, outline planning permission for the erection of four bungalows was granted in September, 1997 (19C641A) and was followed by two detailed applications, under planning application reference 19C641C/DA and 19C641E/DA. Which were approved in 1998 and 2001.

Having inspected the planning files I can confirm that a material start had been made on the site which resulted in planning permissions 19C641C/DA and 19C641E/DA being secured.

The site has previously been divided in two and one part of the site has been developed and four pairs of semi-detached two-storey dwellings occupy the site. The current application is similar to that previously constructed on the neighbouring site.

The proposal is therefore considered acceptable as the principle of residential development has been established by the outline and subsequent detailed applications which have been secured.

Affect on neighbouring properties – The proposal complies with the advice contained in the document titled 'Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment' in terms of distances between properties.

The proposal respects the character of the immediate neighbouring properties in terms of design and materials.

Technical Issues – Concern has been raised by the Local Member and Town Council that the roadway to the front of the application site is susceptible to flooding. This flooding occurs on occasions and the Highway Maintenance department are aware of this problem and are in the process of dealing with the matter. The Drainage Section have confirmed that the drainage scheme for the proposed dwellings are acceptable.

7. Conclusion

Although the proposal lies outside the development boundary of Holyhead as identified under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the stopped Unitary Development Plan the proposal is considered acceptable due to the planning history of the site. The proposal will not affect the amenities currently enjoyed by the occupants of the neighbouring properties.

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) A management plan to secure the future maintenance of the access and estate road hereby permitted shall be submitted and approved by the local planning authority prior to the occupation of any dwelling. The plan shall detail management responsibilities and maintenance schedules for the lifespan of the development.

Reason: To comply with the requirements of the Highway Authority in the interest of highway safety.

(03) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

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

(04) 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.

(05) The access shall be completed with a bitumen surface for the first 5 metres 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.

(06) 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.

(07) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete and in perfect working order before any work is commenced on the dwellings which it serves.

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

(08) The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the L.P.A. whichever is the sooner.

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

(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 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.

(11) 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.

(12) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07:05:08, 10:01:11, 21:03:12 and 25:04:12 under planning application reference 19C641H.

Reason: For the avoidance of doubt.

Rhif y Cais: 30C293D Application Number

Ymgeisydd Applicant

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Cais amlinellol gyda rhai materion wedi ei gadw yn ol ar gyfer dymchwel rhan or adeiladau presennol a codi annedd newydd ar dir ger

Outline application with some matters reserved for the partial demolition of existing buildings and erection of a new dwelling on land adj

Bwlch Holiday Park, Bwlch, Tynyngogl



Planning Committee: 25/07/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a Local Plan departure application which in light of the weight that can be given to the UDP is considered acceptable and can be approved.

1. Proposal and Site

It is proposed to construct a single family dwelling house.

This will be located adjacent to the Bwlch Holiday Park and an existing agricultural barn, part of which is to be demolished.

2. Key Issue(s)

Can the proposals be supported on policy grounds?

Will there be harm to visual or residential amenity?

Highways issues.

3. Main Policies

Gwynedd Structure Plan

A2 Housing land
A3 New Housing Development
A6 New Dwellings in The Countryside
D4 Location siting and design
D29 Design

Ynys Mon Local Plan

1 General Policy
48 Housing Development Criteria
53 Housing in the Countryside
31 Landscape
42 Design

Unitary Development Plan

GP1 Development Control Guidance
GP2 Design
HP3 Countryside Hamlets and Clusters

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member no comment

Community Council no objection as long as falls within policy, there is no highways objection and the Officer accepts this is an in fill.

Highways Conditions

Welsh Water Conditions

CCW Awaited

7 letters have been received points raised include;

There would be a loss of privacy

This is farming land

There would be increased traffic along the narrow lane

The road serving Bwlch is already dangerous and this would make things worse

Pulling down the building could be a health risk as there is asbestos

This would change and harm the character of the area

There has already been a big increase in traffic along the lane

There is no need for more houses

This is a departure from policy

This could lead to more houses

Other houses have been refused

Bwlch holiday Park has a right of way over the access route and this must not be obstructed

5. Relevant Planning History

30c293 2 dwellings refused 16/8/91

30c293a 2 dwellings refused 15/5/92

30c293b outline for 1 dwelling approved 2/11/5

30c293c renewal of b approved 11/9/8

6. Main Planning Considerations

The site is located in the countryside under the provisions of the Local Plan. It is however identified as being within the Countrysidehamlet/cluster of Bwlch in the UDP with the relevant policy being HP5

Given the significant weight that can be given to the UDP it is considered that the proposal should be determined in light of policy HP5. This allows for single dwellings on "infill" sites or other sites adjacent to the developed part of the hamlet.

With this in mind and given the location in relation to other developments it is considered that the site is acceptable for the development proposed.

Whilst there are other dwellings in the immediate vicinity it is considered that given their location a single storey dwelling would not give rise to undue harm to residential amenity.

In respect of highway safety, the Council's Highways Engineers have been consulted and raise no objection to the scheme.

Comments have been made about further development following this. If planning applications are forthcoming then they will be dealt on their merits and determined by applying plan policy.

Furthermore, in respect of asbestos which may be present in the existing building which is to be demolished, such concerns are the subject of separate legislation which the applicant will need to adhere to.

7. Conclusion

The proposals are acceptable in policy terms and it is not considered that there will be harm to residential or visual amenity. Additionally, the Highways Authority do not object to the scheme.

8. Recommendation

Permit

(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, means of access thereto 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) The dwelling hereby approved shall be single storey or dorma type only.

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

(06) No other part of the development shall begin until the passing areas shown on the submitted plan have been completed to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

(07) 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.

(08) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: In the interests of highway safety.

(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 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.

(11) 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.

(12) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 6 credits under category Ene 1 - 'Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010. (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(13) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(14) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate

changes.