

Rhif y Cais: 36C323 Application Number

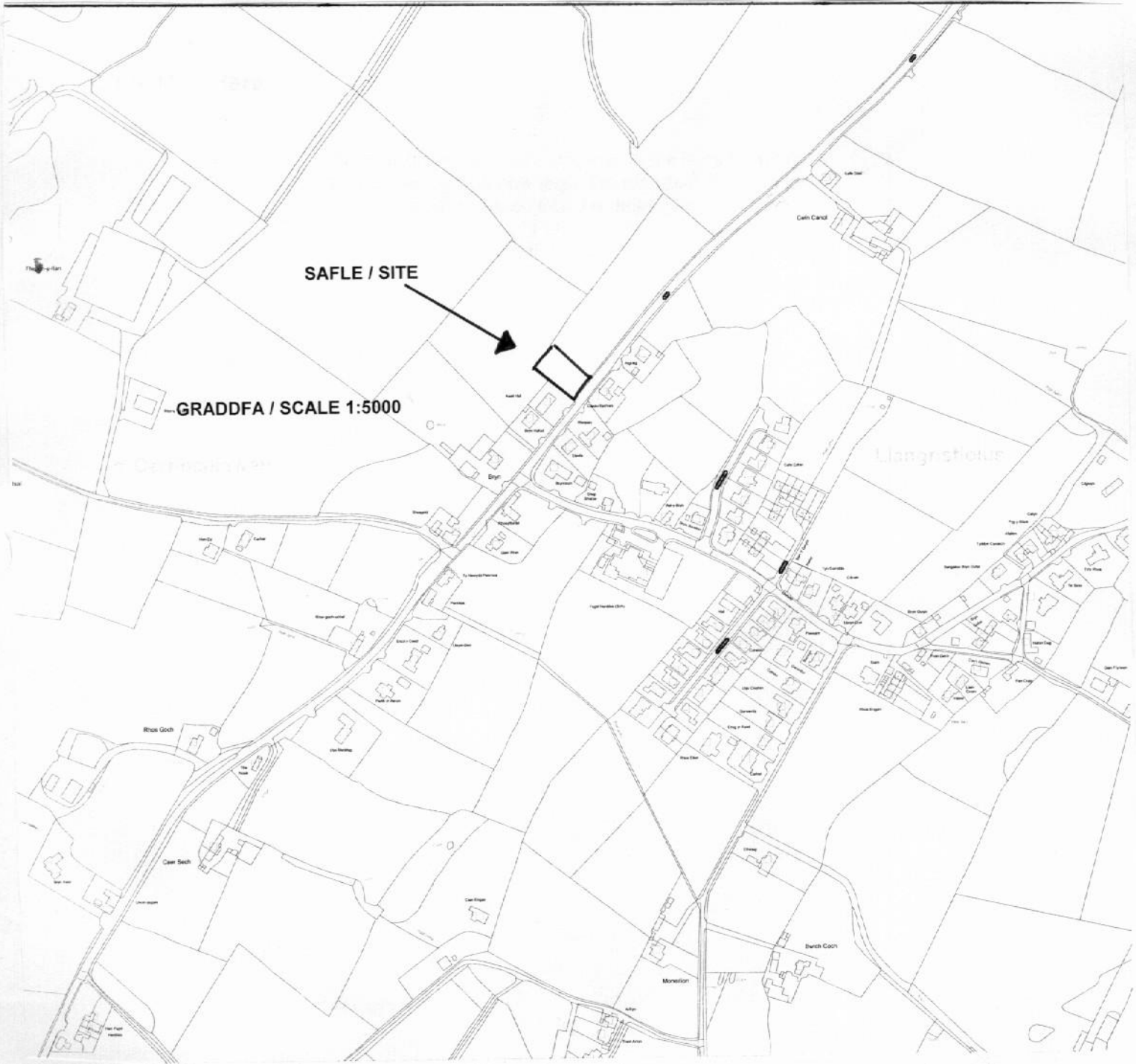
Ymgeisydd Applicant

**Mr. Robert Hughes**  
**Eryri Consulting & Construction Ltd**  
**Cefn Farm**  
**Llangristiolus**  
**Bodorgan**  
**Ynys Môn**  
**LL62 5DW**

Cais amlinellol i godi annedd ynghyd a chreu mynefda i gerbydau ar dir ger

Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to

Awel Haf, Llangristiolus



## **Planning Committee: 03/04/2013**

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

#### **Recommendation:**

Permit

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

The applicant is related to a Local Member

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 application is in outline form for the erection of a single storey dwelling together with the construction of a new vehicular access. The access is to be considered as part of the current application with all other matters reserved for further consideration.

The site lies next to the dwelling known as Awel Haf, Llangristiolus and is afforded access off the B4422. The site comprises a corner plot of a large agricultural field which is within the applicants' family's ownership.

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

The applications main issues are whether the proposal complies with current policies.

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

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

##### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy A3 - Housing

Policy D4 – Location, siting and design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

##### **Planning Policy Wales – 5<sup>th</sup> Edition, November 2012**

##### **Technical Advice Note 12: Design**

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

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

Local Member (Cllr. W I Hughes) – No objection

Community Council – No response to date

Highways – Recommended conditional approval

Drainage – Standard comments

Welsh Water – Recommended conditional approval

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 owners of neighbouring properties. The latest date for the receipt of representations was 1<sup>st</sup> April, 2013 and at the time of writing this report no letters of representation had been received at the department.

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

No previous site history

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

**Policy** – Llangristiolus is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan.

Single plot applications on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The application currently under consideration does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality. Whilst Policy 50 of the Ynys Môn Local Plan allows for infill developments on the edge of settlements it is considered that the residential development of this site would result in the loss of an open rural field. This field contributes significantly to the character of the locality. The erection of a dwelling on this site could possibly result in future development within the field.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Paragraph 9.3.1 of Planning Policy Wales (5<sup>th</sup> Edition, 2012) states new housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon developments, coalescence of settlements or a fragmented development pattern.

### **7. Conclusion**

Whilst the application site can be considered as being on the edge of the settlement of Llangristiolus the residential development of the corner plot would constitute a harmful visual intrusion into the landscape which is designated as a Special Character Area under policy 31 of the Ynys Môn Local Plan and policy EN1 of the stopped Unitary Development Plan. The erection of a dwelling on this site would encourage further

development of the field. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained in Planning Policy Wales.

## **8. Recommendation**

### **Refuse**

(01) The local planning authority considers that the proposal would result in ribbon development, bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area. The proposal is therefore contrary to Policy A2, A3, and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provisions of Planning Policy Wales (5<sup>th</sup> Edition, 2012).

(02) The proposals in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which would make it difficult to resist further development on this field which could purport to be a logical extension of the settlement.

Rhif y Cais: 48C182 Application Number

Ymgeisydd Applicant

**Miss Llio Angharad Thomas**  
**c/o Penseiri Russell-Hughes Architects**  
**56 Bridge Street,**  
**Llangefni,**  
**Ynys Môn.**  
**LL77 7HH.**

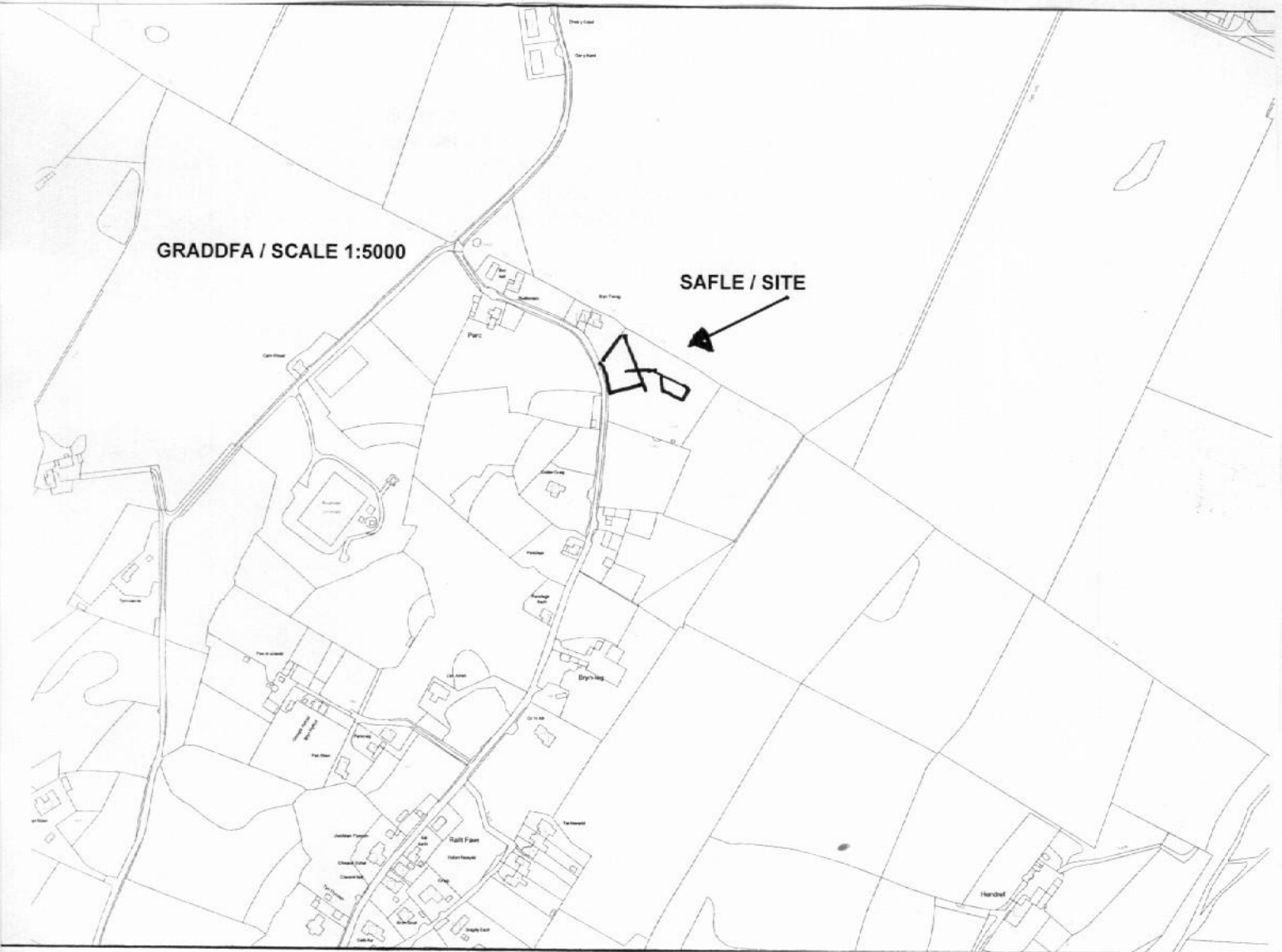
Cais amlinellol ar gyfer codi annedd afforddiadwy, creu mynedfa i gerbydau ynghyd a gosod sustem trin carthion ar dir ger

Outline application for the erection of an affordable dwelling, construction of a vehicular access together with the installation of a treatment plant on land adjacent to

Bryn Twrog, Gwalchmai

GRADDFA / SCALE 1:5000

SAFLE / SITE



## **Planning Committee : 03/04/2013**

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

#### **Recommendation:**

Refuse

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

The applicant is related to a relevant officer and the file has been reviewed by the Monitoring Officer.

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

The site is situated some 350m to the north of and outside the development boundary of the village of Gwalchmai as defined in both the Ynys Môn Local Plan and the Stopped Unitary Development Plan. Access to the site is afforded off a minor road along which there are dotted dwellings outside the village.

The application is submitted in outline with all matters reserved apart from the access to the site. The application forms describe the proposal as an application for a 3 bedroom house as an affordable dwelling. The Design and Access Statement indicates that the building will range between 6-10m x 6-12m on plan and with a ridge height of between 7 to 9m.

The application is supported by evidence of affordable housing need.

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

Compliance with exception site policies and landscape impacts

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

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 26 – Parking Standards

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Policy 52 – Exception Sites

##### **Gwynedd Structure Plan**

Policy A8 – Affordable Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy HP7 – Affordable Housing

##### **Planning Policy Wales (Edition 5)**

**TAN 2 Planning and Affordable Housing**  
**TAN 6 Planning for Sustainable Rural Communities**

**4. Response to Consultation and Publicity**

Consultations were issued to the following but no replies had been received at the time of writing:

Local Member  
Community Council  
Dwr Cymru-Welsh Water  
Highway Authority  
Drainage Section  
Scottish Power  
Drainage Section

A response has been received from the Housing section indicating that the applicant's personal circumstances put her in housing need.

**Response to Publicity**

The application has been publicised in accordance with statutory requirements. The expiry date for the receipt of representations is 5<sup>th</sup> April. Should any representations be received before the expiry date which materially affect the recommendation, the application will be submitted to the subsequent meeting of the Planning and Orders Committee in order that such representations may be fully taken into account.

**5. Relevant Planning History**

None

**6. Main Planning Considerations**

**Principle of the Development-** Planning policies including Policy 52 of the Local Plan allow the release of additional land for the purpose of affordable housing in addition to land available to meet general housing demand. Such sites are released where local people are unable to compete in the open market and their need for affordable housing cannot be met by other means.

Policy 52 however specifies that 'as an addition to land available to meet the general housing demand the Council will consider granting planning permission for affordable housing for local people, unable to compete in the open market, on appropriate sites **within or immediately adjoining existing settlements**'.

Policy A8 of the Gwynedd Structure Plan and Policy HP7 of the stopped UDP have similar locational restrictions. The site as proposed does not lie within and does not lie immediately adjoining the development boundary and is therefore located in a countryside location where strict policies apply and justification for new housing development must be demonstrated. Exceptions to those in housing need do not apply under such policies.

Paragraph 9.2.23 of Planning Policy Wales states that :

'Policies should make clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which would fall within their terms. The

affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged’.

The applicant has submitted supporting evidence which has been reviewed by the Council’s Housing Service. The information confirms that the applicant is in housing need. No details of the actual dwelling are provided as part of the application and due to the non-compliance of the location with relevant policies, have not been requested so as not to put the applicant to unnecessary expense. Albeit the personal circumstances of the applicant put her in housing need, no assessment has been made of whether any dwelling proposed for the site would in actual fact be affordable. Other than affordability, no other justification is offered in support of the application which could be considered under relevant housing in the countryside policies. Paragraph 4.2.4 of TAN 6 states that ‘planning authorities must ensure that properties constructed are affordable to the community as a whole, not only the initial occupier’ as supported by TAN 2 advice.

**Affect on the locality** – The site is located in a prominent countryside location where the development of a new dwelling would have a detrimental impact on the landscape character. The site is located on a ridge. The village of Gwalchmai is situated below the ridge and is not visible from the application site. Although a pair of semi-detached cottages are located near the application site, they are single storey and small in scale. The dwelling as proposed would present a prominent and incongruous development on this site and would be read as a new dwelling in a countryside location rather than as a natural extension to the developed part of the village from which it is physically and visually completely removed. Planning policies and policy advice indicate that in relation to exception sites, the site itself should be suitable for development and should be judged against all criteria relevant to housing development in general. The site does not meet policy requirements due to its prominent location.

## **7. Conclusion**

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified. The development does not comply locationally with exception site policies and its approval would set a precedent for other similar schemes leading to the erosion of the credibility of housing policies as well as the character and appearance of the countryside which they seek to protect.

## **8. Recommendation**

### **Refuse**

(01) The site is located well outside the development boundary of Gwalchmai and is not an exception site within the meaning of Policy A8 of the Gwynedd Structure Plan, Policy 52 of the Ynys Mon Local Plan, Policy HP7 of the Stopped Unitary Development Plan and the advice contained within paragraph 9.2.23 of Planning Policy Wales (Edition 5). The development of a dwelling on the site would consequently be unjustified, contrary to the requirements of Policy A6 of the Gwynedd Structure Plan; Policy 53 of the Ynys Mon Local Plan,; Policy HP6 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5) and Technical Advice Note 6.

(02) The proposal would constitute sporadic development unrelated to any village nucleus and as such would detrimentally affect the amenities and character of the area and would thus be contrary to Policy D4 of the Gwynedd Structure Plan; Policies 1 and 31 of the Ynys Mon Local Plan and Policies GP1 and EN1 of the Stopped Ynys Mon Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5).



## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

Policy A6

### **Ynys Mon Local Plan**

Policy 53

### **Stopped Unitary Development Plan**

Policy HP6