

Rhif y Cais: 16C194 Application Number

Ymgeisydd Applicant

**Mr Howell John Owens
Tan Rallt
Lôn Ty Hen
Bryngwrn
Holyhead
Ynys Môn
LL65 3PU**

Cais llawn ar gyfer cadw'r ardal llawr caled a 2 twnel poluthen ynghyd a chodi 1 twnel polythen, sied potio ac estyniad i'r adeilad allannol yn

Full application for the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the outbuilding at

Tan Rallt, Bryngwrn



Planning Committee: 24/04/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

A member of staff has declared an interest in the application.

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 site is situated within the village of Bryngwran at the rear of the dwelling known as Tan Rallt. Access is afforded to the site from Lon Ty Hen in Bryngwran.

The proposal entails the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the outbuilding at the rear of Tan Rallt, Bryngwran.

2. Key Issue(s)

The key issues to consider are the effect on amenities of the neighbouring properties and the surrounding area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Siting

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 5, November 2013

Technical Advice Note 9: Enforcement of Planning Control

4. Response to Consultation and Publicity

Local Member – No response received at time of writing the report.

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

Welsh Water – No response received at time of writing the report.

Highways – No response received at time of writing the report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations was the 22nd April 2013. At the time of writing this report 1 letter of representation had been received at the department. The issues raised can be summarised as follows:

- i) The proposal would result in additional surface water problems.
- ii) The proposal can be seen from the neighbouring properties.
- iii) General disturbance by way of noise from the polytunnels during severe weather, noise from generators, light pollution and glare from the polytunnels into the neighbouring properties.
- iv) Disturbance during construction.
- v) Potential for the site to be further developed in the future to allow public access and used for commercial use would have a detrimental effect on the enjoyment of the occupiers of the neighbouring properties.
- vi) The proposal might set a precedent for the future should the applicant wish to build houses on the site.

In response to the issues raised:

- i) It is not considered that the proposal would result in additional surface water problems to that of the existing situation as any rainfall that may fall on the polytunnels will run-off into the ground.
- ii) A condition will be imposed on the permission requesting that screening shall be provided along the boundary of the site to obscure the development from the neighbouring properties.
- iii) It is not considered that the proposed development will result in unacceptable levels of noise. The proposed development does not entail the installation of generators and it is not considered that the polytunnels will during severe weather result in unacceptable levels of noise. Also conditions will be imposed on the permission requesting screening of the site and details of lighting. Therefore, it is not considered that the development will result in light pollution and glare disturbance.
- iv) It is expected that there will be some disruption whilst the proposal is under construction, but this is considered to be short term, and not unreasonable.
- v) The site will not be open to the public and a condition will be imposed on the permission stating that no retail or wholesale shall be carried out at the premises. Any possible further development of the site would require planning permission.
- vi) Consideration can only be taken for the current development seeking planning permission. Any possible further development of the site would require planning permission.

5. Relevant Planning History

None

6. Main Planning Considerations

Effect on the surrounding area – The proposal entails the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the existing outbuilding. The dimensions of each polytunnel are 12.2m in length, 3.1m in width and 2.2m in height and are made from polythene. The proposed potting shed consists of corrugated metal sheeted walls and roof, perspex windows and wooden doors. The proposed extension to the existing outbuilding consists of box profile sheeted walls and roof to match the sheeted roof of the existing outbuilding, The proposed materials used are considered to be acceptable and fit for purpose. The proposal will be used for seasonal horticulture and will enable the applicant to grow fruit, vegetables and summer bedding plants. The site will not be open to the public and the produce grown on the site will be shown in agricultural and horticultural shows. It is not considered that the proposal will affect the character of the surrounding area to such an extent it should warrant refusing the application.

Effect on the amenities of neighbouring properties – I do not consider that the proposal will unacceptably affect the residential amenities of adjacent properties to such an extent it should warrant refusing the application. As stated above, The proposal will be used for seasonal horticulture and will enable the applicant to grow fruit, vegetables and summer bedding plants. The site will not be open to the public. A condition will be imposed on the permission requesting that screening shall be provided along the boundary of the site to obscure the development from the neighbouring properties. Also a condition will be imposed on the permission requesting details of any proposed lighting shall be submitted to and approved in writing by the local planning authority prior to their instalment to overcome any issues that may arise in terms of light disturbance. Planning Policy Wales indicates that the planning system does not operate to protect the private interests of an individual against the activities of another.

7. Conclusion

Having considered the above and all other material consideration it is my recommendation that the application be approved subject to conditions.

8. Recommendation

Permit

(01) Screening shall be provided, along the boundary of the site. Within two months of the date of this permission, details of the proposed screening together with a schedule for its implementation shall be submitted to and approved in writing by the local planning authority. The screening works shall be carried out in full accordance with the approved details or as otherwise agreed in writing by the local planning authority.

Reason: In the interest of residential and visual amenity.

(02) Full details of any proposed lighting shall be submitted to and approved in writing by the local planning authority prior to their instalment. The scheme shall thereafter be implemented in accordance with the agreed details.

Reason: In the interest of residential amenity.

(03) No retail or wholesale shall be carried out at the site.

Reason: In the interest of residential amenity.

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 26/03/2013 under planning application reference 16C914 unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission

Reason: For the avoidance of doubt.

11.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **36C206E** Application Number

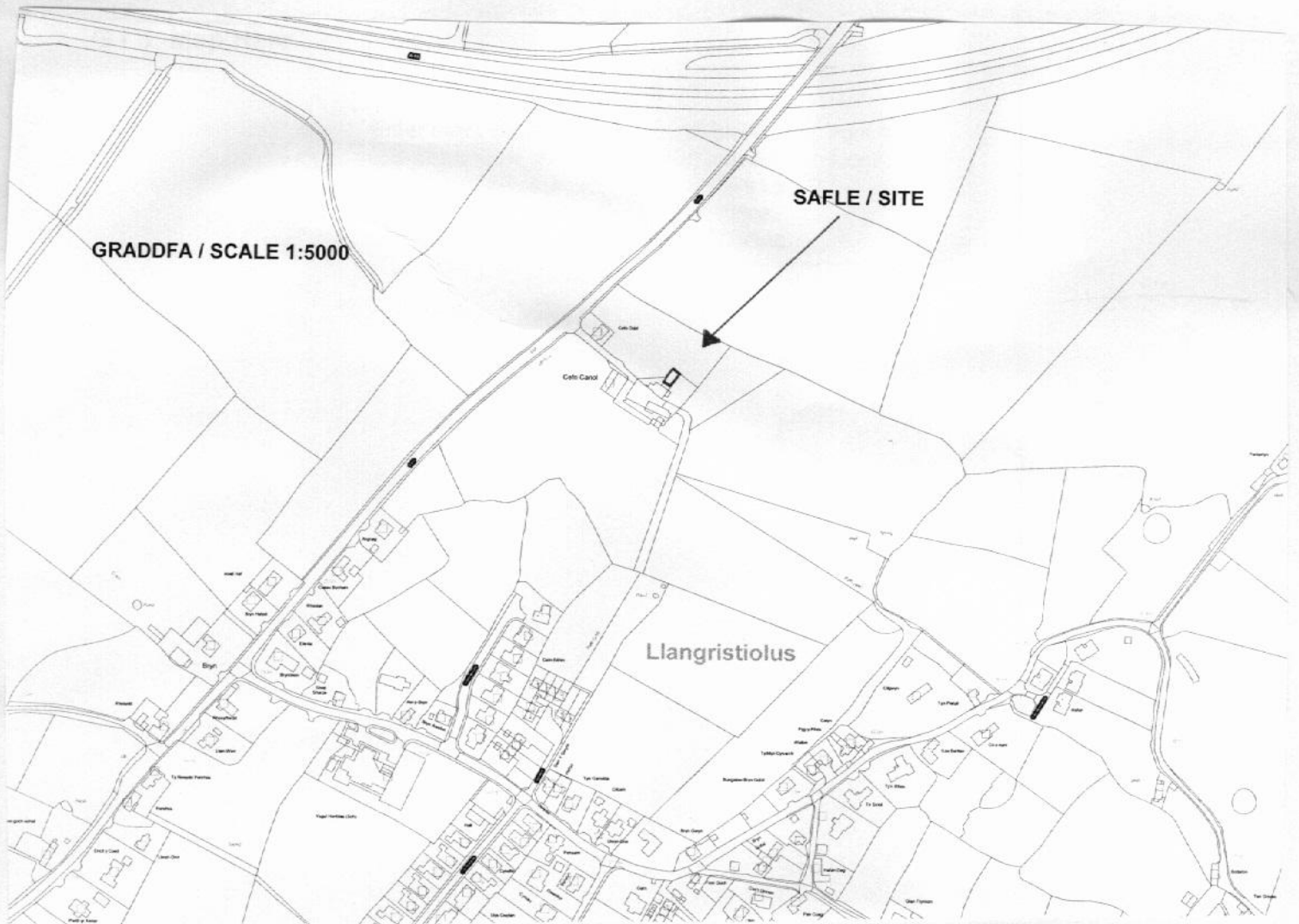
Ymgeisydd Applicant

**Mr. Robert Hughes
Cefn Canol
Llangristiolus
Bodorgan
LL62 5PW**

Cais llawn i godi modurdy arwahan yn

Full application for the erection of a detached garage at

Cefn Canol, Llangristiolus



Planning Committee: 24/04/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Councillor.

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 site is located to the north of the settlement of Llangristiolus. Access to the site is afforded via a private track off the B4422.

The proposal entails the erection of a detached garage at Cefn Canol, Llangristiolus.

2. Key Issue(s)

The applications key issues are the design of the proposed development and the affect of the proposal on occupiers of neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 5, November 2013

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member – Supportive.

Community Council – No response received at time of writing the report.
Welsh Water – No response received at time of writing the report.

Highways – No recommendation.

Drainage – Comments.

Ministry of Defence – No response received at time of writing the report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations was the 22nd April 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

36C206 - Agricultural development determination form for the part-demolition of the existing agricultural building together with its extension at Cefn Canol, Llangristiolus – Permission required 05.12.2001

36C206A - Part-demolition of the existing agricultural building together with extensions thereto at Cefn Canol, Llangristiolus – Approved 11.01.2002

36C206B - Construction of a new agricultural access on part of O.S enclosure no. 2800 near Cefn Canol, Llangristiolus – Approved 05.10.2006

36C206C - Alterations and extensions at Cefn Canol, Llangristiolus – Approved 22.05.2008

36C206D - Full application for the change of use of the outbuildings into 4 dwellings, alterations and extensions thereto, the installation of septic tanks, together with the demolition of the piggery and the erection of a new agricultural shed at Cefn Canol, Llangristiolus – Approved 09.11.2012

6. Main Planning Considerations

Design – The proposal entails the erection of a detached pitched roof double garage with storage space above. The proposed garage dimensions are 6.6 meters (wide) x 9 meters (length) x 5.6 metres (height to the ridge). The proposal appears satisfactory in terms of siting, design and materials. Whilst it is acknowledged that the garage is of a large scale there is ample space within the site to accommodate the building without resulting in the overdevelopment of the site.

Affect of the proposal on the amenities of the occupiers of neighbouring properties – The proposal is considered to be acceptable and will not have an undue effect on neighbouring occupiers. The proposal complies with guidance provided within the Council's Supplementary Planning Guidance the Design Guide for the Urban and Rural Environment. There is ample separation distance between the building and the boundaries of the site.

7. Conclusion

The proposal is considered acceptable in its setting and is not considered an overdevelopment of the site for the stated use.

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 26/03/2013 and 11/03/2013 under planning application reference 36C206E.

Reason: For the avoidance of doubt.

11.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **40C133C** Application Number

Ymgeisydd Applicant

**Mr Neil Hayward
Graianog
Dulas
Ynys Mon
LL70 9EJ**

Cais i ddileu amod (04) ynghyd ag addasu i greu ffenestri gromen yn

Application for the deletion of condition (04) and alterations to form dormer windows at

Graianog, Dulas



Planning Committee: 24/04/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a member of a staff.

In accordance with the requirements of paragraph 4.6.10.4 of the Constitution the matter must therefore be reported to the Planning and Orders Committee for consideration.

The matter has also been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is to delete condition (04) from planning application 40C133 together with the alteration and extension to form a dormer window at Graianog, Dulas.

The site is located in west Dulas along a road which leads to Capel Parc. Access to the site is afforded via A5025 from Benllech then turn left towards Capel Parc and the dwelling is situated on the right.

2. Key Issue(s)

The application key issue are whether or not the proposal is acceptable in policy terms, design and the effect on the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 42 – Design

Policy 58 – Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Local Member – No response received at time of writing this report.

Town Council - No response received at time of writing this report.

Welsh Water - No response received at time of writing this report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations is 25/04/2013. At the time of writing this report, no representations had been received at the department.

5. Relevant Planning History

40C133 – Erection of a bungalow on part of OS 120 opposite Pen y Bryn, City Dulas – Approved 10/01/1994

40C133A/DA – Detailed plans for the erection of a bungalow on part O.S. 8047 opposite Pen y Bryn, City Dulas - Approved, 13/12/1994

40C133B – Deletion of Section 106 Agreement (Local Person) from planning permission ref 40C133 on OS 9047 opposite Pen y Bryn. City Dulas, Approved 24/12/2003

6. Main Planning Considerations

Policy: The proposed dormer windows are considered acceptable in policy terms from Ynys Môn Local Plan as the proposed extension/dormer window will not have a detrimental effect on the area nor the neighbouring properties. The design are considered acceptable in policy terms.

Design: The proposal entails the deletion of condition (04) from approved application 40C133 together with the erection of a dormer window. The changes are considered.

Effect of the proposal on occupiers of neighbouring properties – The proposed dormer window will not have a detrimental effect on any neighbouring properties as the windows point towards an open field, therefore I do not consider that the proposed development will have an adverse effect on neighbouring properties.

7. Conclusion

The proposal is considered acceptable subject to conditions, and subject to no representations being received within the deadline date which raises issues which has not already been covered in the report.

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 27/03/13 under planning application reference 40C133C.

Reason: For the avoidance of doubt.

11.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 43C188A Application Number

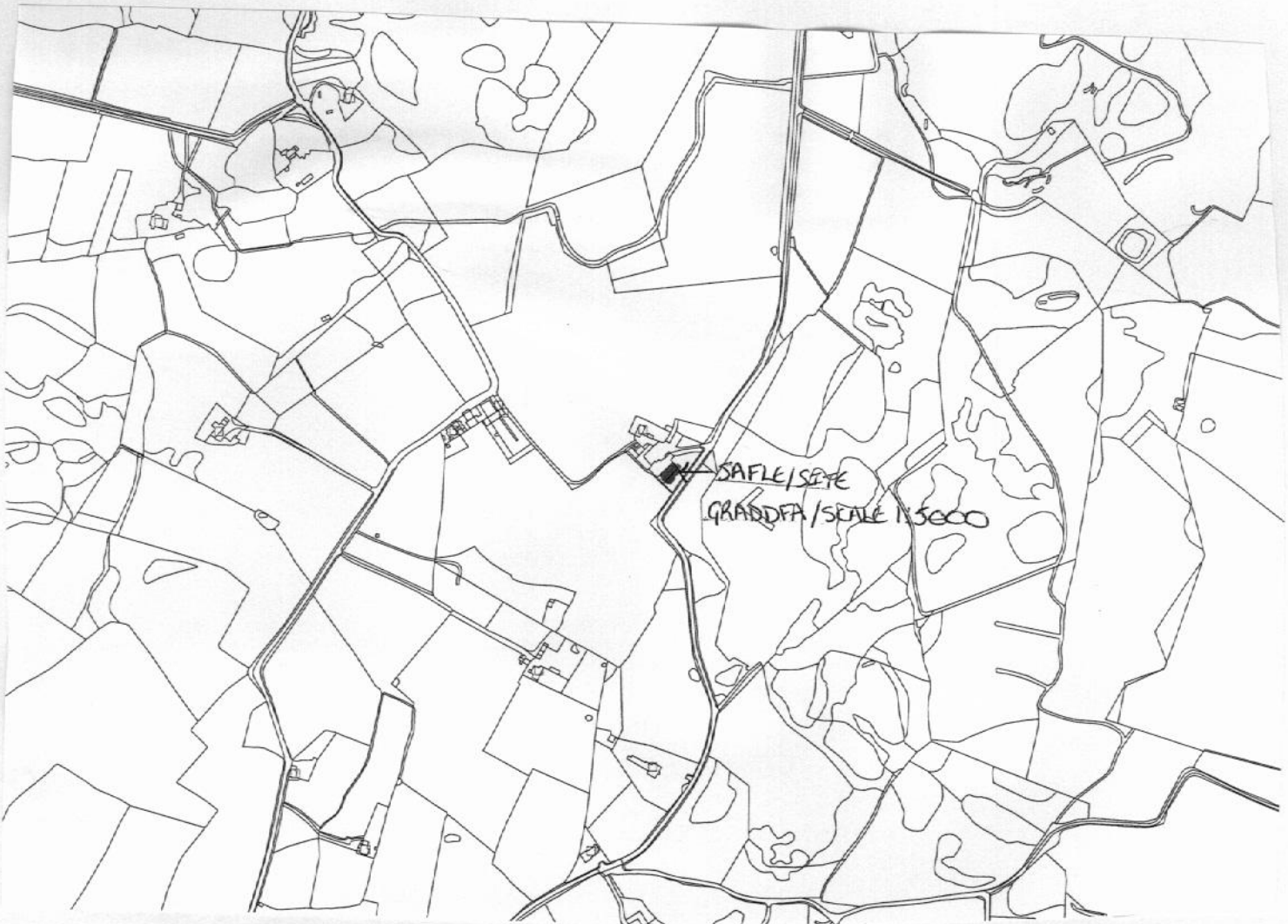
Ymgeisydd Applicant

**Mr Arwyn Hughes
c/o Mr Gerwyn Williams
Bryn Clyd
Caergeiliog
Caerdybi
Ynys Môn
LL65 3YG**

Cais llawn ar gyfer codi sied amaethyddol ar dir yn

Full application for the erection of a new agricultural shed on land at

Pwll Preban, Rhoscolyn



Planning Committee: 24/04/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Councillor.

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 site lies within the parish of Rhoscolyn and is located along the road leading from Four Mile Bridge to St Llanwenfaen Church in Rhoscolyn within an Area of Outstanding Natural Beauty. The site is part of an existing agricultural holding.

The proposal entails the erection of a new agricultural shed on land at Pwll Preban, Rhoscolyn.

2. Key Issue(s)

The key issues to consider are the impact on the landscape and the effect on amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Siting

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Planning Policy Wales, Edition 5, November 2013

Technical Advice Note 6: Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Local Member – No response received at time of writing the report.

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

Welsh Water – No response received at time of writing the report.

Highways – No response received at time of writing the report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations is the 3rd May 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Design – The proposed shed is a portal steel frame building consisting of green powder coated steel box profile walls and roof and galvanised sheeted doors. The design of the proposed shed is similar to other agricultural buildings in the vicinity. The proposed shed will be used to store farm machinery and implements.

Landscape - Although the site is located within a designated area of outstanding natural beauty, it is not considered that in this instance the designation is not one of the main issues due to the context of the site. The proposal is situated within a working farm complex comprising of 45 acres of land used for sheep grazing and haylage. Therefore I do not consider that the proposal will have an additional detrimental effect on the surrounding landscape.

Effect on the amenities of neighbouring properties –I do not consider that the proposal will unacceptably affect the residential amenities of adjacent properties. As stated above, the proposal is situated within a working farm complex where general activities associated with farming takes place. There is an approximate distance of over 170 metres between the proposal and the nearest residential property.

7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the landscape or have an unacceptable affect on the residential amenities of the neighbouring properties. 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 subject to no additional adverse comments received following publicity.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

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

use whatsoever.

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

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 02/04/2013 under planning application reference 43C188A.

Reason: For the avoidance of doubt.