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Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 33C258B/RUR Application Number

Ymgeisydd Applicant

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Cais amlinellol ar gyfer codi annedd amaethyddol, addasu yr fynedfa presennol ynghyd a gosod tanc septig ar dir yn

Outline application for the erection of an agricultural dwelling, alterations to the vehicular access together with the installation of a septic tank on land at

Cefn Poeth, Penmynydd



Planning Committee: 05/06/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee as the applicant is related to a relevant staff member as set out in the Council's Constitution. The Monitoring Officer has reviewed the file and raises no concerns.

1. Proposal and Site

The application is an outline application for the erection of a dwelling to house an agricultural worker together with the installation of a septic tank.

The dwelling is proposed in a corner of a field enclosure currently used for grazing. The field is separated from the farm access track (which is also a public footpath) by a post and wire fence. The site is elevated above the existing farmstead but is a flat portion of the field – the field falls away sharply to the west. It is partly screened by a belt of mature pine trees.

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact

3. Main Policies

Gwynedd Structure Plan

Policy A6 : Housing in the Countryside

Policy D4 : Location, siting and design

Policy D29: Standard of design

Ynys Môn Local Plan

Policy 1 : General Policy

Policy 31 : Landscape

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 53 : Housing in the Countryside

Stopped Unitary Development Plan

Policy GP1 : Development control guidance

Policy GP2 : Design

Policy HP6 : Dwellings in the open countryside

Relevant National or Local Policy

Planning Policy Wales Edition 5, November 2012

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Technical Advice Note 12: Design (2009)

Practice Guidance Rural Enterprise Dwellings

4. Response to Consultation and Publicity

Local Member Supports the application

Community Council No objection

Highways Footpath .adjacent to the proposed development and alignment should not be interfered with.

Drainage comments

Response to Publicity

No representations have been received as a result of the publicity undertaken.

5. Relevant Planning History

33C258 Application to determine whether prior approval is required to erect an agricultural shed for the housing of sheep at Cefn Poeth, Penmynydd – permitted development 27/2/07

33C258A Application to determine whether prior approval is required for an extension to the agricultural shed for the housing of animals at Cefn Poeth, Penmynydd – permitted development 24/10/12

6. Main Planning Considerations

Principle of development

Development Plan policies and national planning policies supported by technical advice allow the development of dwellings where they are required to support rural enterprises such as farms and where the strict policy tests are met. The application is supported by an agricultural dwelling appraisal. This has been reviewed by the Council's agricultural consultants and is considered to demonstrate a need for the dwelling to support the farming enterprise in accordance with policy requirements.

Landscape and Visual Impact

The site is set on part of a ridge overlooking Llangefni. It would not be visible on the B5420 approach to Llangefni from Penmynydd but would be more prominent in the reverse view. However, in these longer distance views, the plot would form a cluster with the existing farm dwelling and outbuildings and would be partially screened by an existing belt of pine trees. However, the view of the proposal from the public footpath which skirts the site would be impossible to screen in its entirety. In order to minimise the visual and landscape impact of the proposal and notwithstanding the scale of development suggested in the design and access statement (maximum of 7.5m high, minimum 6.5m), it is considered that the dwelling should be limited to a single storey design and that a landscaping condition be attached to reduce its overall impact.

Other Issues

The dwelling is supported in policy terms as it is required to facilitate the continuing successful farming operation at Cefn Poeth. As well as a condition restricting occupancy of the dwelling to a rural enterprise worker as required under national planning policy, a S106 agreement is also required to tie the existing and new dwelling to the farm in order that piecemeal dispersal of assets does not render the enterprise operationally and financially defunct.

7. Conclusion

The proposal meets national and local planning policy tests for the need for the dwelling to support a rural enterprise. Landscape impacts can be ameliorated.

8. Recommendation

That the planning application is **permitted** subject to conditions and subject to a s106 agreement.

(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, 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 ensure that the development will be satisfactory from an amenity and architectural point of view, and to comply with the requirements of the Highway Authority in the interests of road safety.

(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 ensure that the development is in the interests of amenity.

(04) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). 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 the predicted future climate changes.

(05) 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 1 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 11th November 2010 (Version 3).

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

(06) 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 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

(07) The building proposed to be erected on the site shall be single storey.

Reason: To ensure a satisfactory appearance of the development.

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

Reason: To ensure a satisfactory appearance of the development.

(09) No development shall commence until details of the external finishing materials are submitted to and agreed in writing with the local planning authority. The scheme shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development.

(10) No development shall commence until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a scheme for screening the boundaries of the plot together with a timetable for planting and a maintenance and management plan to include for replacement of any plants that die or become seriously damaged or diseased within the first 5 years after planting, together with a management and maintenance plan for

retention of the pine trees indicated in the hatched area on Cadnant Planning Location plan drawing submitted under application 33C258B/RUR on 4/4/13. The development shall thereafter proceed in accordance with the approved scheme unless the local planning authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development.

(11) The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;**
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);**
- c. widows, widowers or civil partners of the above and any resident dependants.**

Reason: To define the scope of this permission and to ensure that the development remains in the best interests of the rural economy