

Rhif y Cais: **21C84E** Application Number

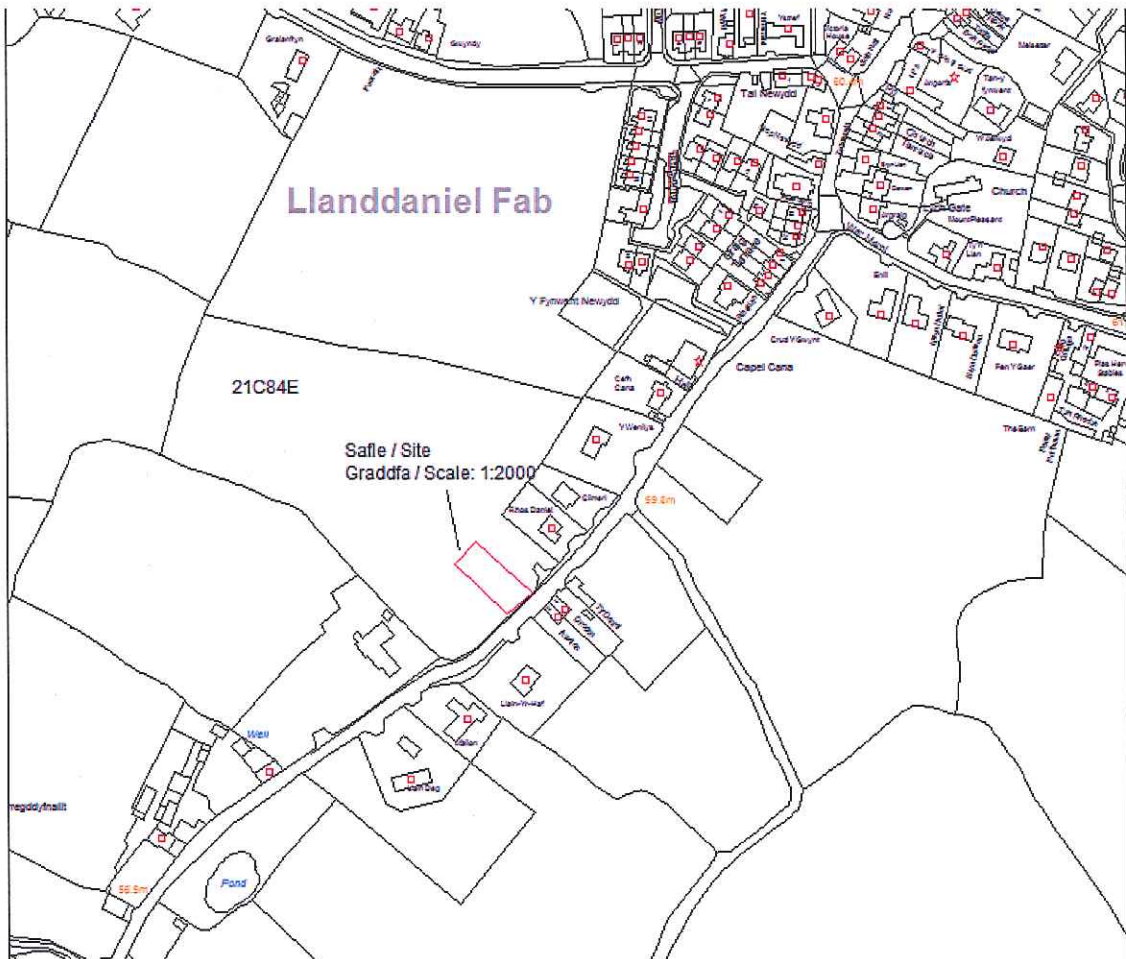
Ymgeisydd Applicant

**Ms Leah Roberts
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.**

Cais llawn ar gyfer codi annedd a chreu mynedfa newydd i gerbydau ar dir ger

Full application for the erection of a dwelling and the construction of a new vehicular access on land adjacent to

Drogan, Llanddaniel



Planning Committee: 03/07/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The application site is located outside the settlement boundary under the Unitary Development Plan (Policy HP4) and directly adjoining, but further out of the village than the site where an application for a dwelling was refused on 20th October 2008. That application (21C84C) proceeded to appeal where it was dismissed for the reasons set out in the Inspector's decision letter of 21st July 2009.

The application is a full application for the erection of a dormer bungalow and the construction of a new vehicular access.

2. Key Issue(s)

The application's key issues are compliance with relevant housing policies and whether the proposal will affect the character of the local area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31- Landscape

Policy 32- Landscape

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy D3 – Landscape Conservation Areas

Policy D4– Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP4 – Villages

Planning Policy Wales (Edition 5 November 2012)

Technical Advice Note 12- Design

4. Response to Consultation and Publicity

Local Member – On the basis that the application is for a disabled person, requests that the application be referred to the Committee should the recommendation be to refuse.

Community Council – No response at the time of writing

Welsh Water – no response at the time of writing

Highways – no response at the time of writing

Drainage – Greater detail of surface water drainage required

Response to Publicity

In response to the publicity undertaken, 5 letters of support were received, including from the applicant's GP and occupational therapist. The letters outline the applicant's debilitating medical conditions and her difficulties in performing daily tasks as a consequence. It is stated that returning to her community and living closer to family members would assist the applicant in dealing with her condition and provide her with necessary daily support from friends and family

Paragraph 3.1.8 of Planning Policy Wales states that:

"When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the **substance of local views must be considered**, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations".

5. Relevant Planning History

21C84 Erection of a dwelling on part of OS 3233 Llain yr Haf – Refused 3-10-97

21C84A Erection of a dwelling on part of OS 3233 Llain yr Haf – Refused 2-4-98 Appeal Dismissed 18-12-98

21C84B Construction of an agricultural access on land adjacent Llanddaniel Business Park – approved 20-10-08

21C84C Erection of a dwelling on land adjacent to Rhos Daniel, Llanddaniel – Refused 20-10-08 Appeal Dismissed 21-07-09

21C84D Full application for the erection of a dwelling and the construction of a new vehicular access on land adjacent to Drogan, Llanddaniel Withdrawn 30-4-13

6. Main Planning Considerations

Principle of the Development– As stated above, the application site is located outside the settlement boundary under the Unitary Development Plan (Policy HP4) and directly adjoining, but further out of the village than the site where an application for a dwelling was refused on 20th October 2008. That application (21C84C) proceeded to appeal where it was dismissed for the reasons set out in the Inspector's decision letter of 21st July 2009 including that it would result in sporadic development in an area of open countryside and would be a development out of character with the countryside of which it is part, rendering it contrary to policies 50 of the Local Plan and HP4 of the stopped Unitary Development Plan. Furthermore, it was considered that the proposal would establish a precedent for further incremental ribbon development.

The site is located further out of the village than the appeal proposal and is clearly contrary to well established housing policies.

The application cites the medical condition of the applicant. Planning Policy Wales states that:

"3.1.6 Unless otherwise specified, **a planning permission runs with the land** and it is seldom desirable to provide for any other arrangement. Exceptionally, even though such considerations will rarely outweigh the more general planning considerations, the **personal circumstances** of occupiers, personal hardship or the difficulties of businesses which are of value to the local community, may be material to the consideration of a planning application. In such circumstances, permission may be granted subject to a condition that it is personal to the applicant. Authorities should bear in mind that personal permissions will hardly ever be justified for works or uses that will remain long after the personal circumstances of the applicant have changed".

Although sympathy is expressed, the granting of planning permission because of an applicant's medical condition is a situation which could be repeated too often on various sites which would erode the purpose of planning policies as well as the character of the area in which developments are situated. It would be difficult for the Committee to weigh the needs of other individuals and their particular circumstances were a

precedent to be set by this proposal.

The site is further out of the village than a vacant plot which was subject to the above appeal. Beyond the vacant plot closer to the village are two plots granted permission as exception sites for affordable housing needs. As exception sites, they are accepted as being outside the boundaries of the village. Between the affordable dwelling and the application site is the vacant appeal plot currently used as an agricultural access. Should permission be granted on the application site, it would be extremely difficult to restrict the development of the vacant plot although it has on appeal been considered wholly unacceptable for development. The granting of planning permission for this site would lead to policy difficulties and contradictions on adjoining sites while purporting to support the applicant in her particular difficulties. It could lead to pressure for the development of 3 other plots along this road frontage as well as the release of 2 affordable dwellings into the open market, making a mockery of exception site policies.

Affect on the locality – On dismissing the appeal in 2009 in relation to the adjoining plot, the Inspector opined that

“there is a distinct difference in the pattern and density of housing either side of the road, with the area to the northwest of the road characterised by open countryside with occasional houses. There is also a significant difference between the density and scale of development between this area and the main village centre that lies to the north-east. The main characteristic of this area is one of openness and spaciousness.

I consider that this proposal would have an urbanising effect that would erode the amount of open space between existing development. This would undermine the sense of spaciousness and rurality and would further diminish the established walled boundary between the road and adjoining agricultural land. This would significantly harm the character of this village edge zone and the surrounding area, consolidating development on either side of the road and enclosing this currently open approach to the village”

The above considerations are equally applicable to the application site.

7. Conclusion

The site is located well out of the village nucleus and its development would be contrary to Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped UDP. Furthermore, its development would erode the rural character of this countryside location. These matters have been proven on appeal on the adjoining site. The applicant's personal circumstances are insufficient to outweigh these policy considerations which have been sustained on appeal. Of considerable concern is the precedent that approving this proposal would set in these circumstances as well as the policy difficulties arising with two other approved sites which have been granted planning permission as exception sites to provide affordable homes for local needs as well as the vacant site in between, and the remaining road frontage between this proposal and the property at Bryn Maelon.

8. Recommendation

Refuse

(01) The site is located outside the village of Llanddaniel as designated under Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped Unitary Development Plan and the proposal is therefore contrary to Policy A2 of the Gwynedd Structure Plan, Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped Unitary Development Plan together with the advice contained within Planning Policy Wales (Edition 5).

(02) The proposal would have an urbanising effect that would undermine the sense of spaciousness and rurality of this village edge zone, consolidating development on either side of the road and enclosing the currently open approach to the village, contrary to Policies D3 and D4 of the Gwynedd Structure Plan; Policies 1 and 31 of the Ynys Mon Local Plan, Policies GP1 and GP2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5).

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 33LPA981/CC Application Number

Ymgeisydd Applicant

Head of Service Property
Council Offices
Llangefni
Ynys Mon
LL77 7TW

Cais llawn i ddymchwel to fflat presennol ynghyd
ag addasu ag ehangu yn

Full application of demolition of existing flat roof
together with alterations and extensions at

Fron Capel, Gaerwen



Planning Committee: 03/07/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The site is situated off Junction 7 on the A55 off the A5152 road which leads towards Ceint/Star. The property is a double storey dwelling surrounded by fields and sheds. The road lies to the front of the dwelling. The closest dwelling is around 223 metres, which is known as 'Fron Deg'.

The proposal entails the demolition of existing flat roof together with alterations and extensions to the dwelling known as 'Fron Capel'.

2. Key Issue(s)

The applications key issues 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 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report

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

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

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

The application was afforded two means of publicity. These were by placing of a site notice near the site and serving of personal notifications on the occupants of neighbouring properties. The latest date for receipt of representations is 21/06/2013. 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 proposal entails the demolition of the existing flat roof together with alteration and extension to accommodate a new kitchen and dining room and storage. The proposed extension is much smaller than that demolished but will also include a flat roof. Although Policy 58 of the Ynys Mon Local Plan states that pitched roofs will be preferred to flat roofs, it is not considered that the proposed extension would adversely affect the dwelling and the surrounding properties/area as it is now much reduced in size and in my opinion is an improvement.

Effect of the proposal on occupiers of neighbouring properties: Given the fact that the nearest property lies over 223 metres away, I do not consider that the proposed extension will affect any neighbouring properties. The fact that the proposed new extension will be smaller than the original means that it is more appropriate in terms of scale and design.

7. Conclusion

The proposal is considered acceptable subject to conditions, although Policy 58 from Ynys Mon Local Plan states that there is a preference for a pitched roof rather than a flat roof, however I do not consider that the proposal will affect the character of the building and the amenities of the neighbouring properties such an extent that it should warrant refusing the application.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 23/05/2013 under planning application reference 33LPA981/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: **45C429/AD** Application Number

Ymgeisydd Applicant

**Miss Lauren Kirk
Menter Mon
Neuadd y Dref
Bulkeley Square
Llangefni
Ynys Mon
LL77 7LR**

Cais i osod 4 panel dehongli ar dir yn

Application for the siting of 4 interpretation panels on land at

Ynys Llanddwyn



Planning Committee: 03/07/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is situated on Llanddwyn Island situated south of Newborough.

The proposal entails the siting of 4 advertisements across the island.

2. Key Issue(s)

The key issue is whether the siting of the interpretation panels at these locations is acceptable in amenity, terms and their impact on listed buildings.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 22 – Advertisements
- 30 – Landscape
- 33 – Nature Conservation

Gwynedd Structure Plan

- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design
- D10 – Nature Conservation

Stopped Unitary Development Plan

- SG10 – Advertisements
- EN2 – Areas of Outstanding Natural Beauty
- EN6 – National Sites

4. Response to Consultation and Publicity

Councillor Ann Griffith – No response received at the time of writing this report

Councillor Peter Rogers – No response received at the time of writing this report

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

Ecological and Environmental Advisor – No ecological comments.

Natural Resource Wales – Comments – no objections.

Footpath Officer - No response received at the time of writing this report

Gwynedd Archaeological - No response received at the time of writing this report

Public Consultation – The application afforded two means of publicity; these included the placing of a site notice near the site and an advertisement in the local press due regarding with the effect on Listed Buildings and the footpath. The closing date for the site notice is 21/06/2013. The closing date for the effect on the public footpath is 19/06/2013 and the closing date for the setting of a Listed Building is 26/06/2013. At the time of writing this report, no letters had been received at the department.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design: The proposal entails the siting of 4 information panels across Llanddwyn Island. The panels sizes are:

Advertisement 1: 3000 x 1400 mm. This advertisement will replace the existing advertisement.

Advertisement 2: 1130 mm in height. This will be a swing arm post which essentially means when the reading panel is not in use it can be adjusted to slot back into the post, becoming less intrusive on the environment and the public footpath.

Advertisement 3: 1083 x 455mm. This panel will interpret the remains of St Dwynwen.

Advertisement 4: 1100 x 1050mm. This panel will interpret the view of mountain ranges from the Carneddau, Snowdonia down to the Lleyn. It also endeavours to highlight the foreground including names of small islands off Llanddwyn. It is not considered that the proposal will affect the amenity of the environment or the listed buildings and the footpaths.

Setting of Listed Buildings: I do not consider that the proposal will affect the listed buildings across Llanddwyn Island as the scale of the new interpretation panels are small and the largest will only replace the existing panels.

Footpath: I do not consider that the proposal will affect the public footpath as they are small in scale and well sited.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

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

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view

and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/05/2013 under planning application reference 45C429/AD.

Reason: For the avoidance of doubt.