

11.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **45C438** Application Number

Ymgeisydd Applicant

**Mr John Henryd Williams
c/o Cadnant Planning Ltd
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais amlinellol gyda rhai faterion wedi ei gadw'n ôl ar gyfer codi annedd, chreu mynedfa i gerbydau ynghyd a gosod tanc septic ar dir ger

Outline application with some matters reserved for the erection of a dwelling, the construction of a vehicular access together with the installation of a septic tank on land adjacent to

Bryn Gwyn, Newborough



Planning Committee: 06/11/2013

Report of Head of Planning Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is related to a relevant officer.

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, with the means of access and layout of the site being considered as part of the current application. The proposal is for the erection of a detached two storey dwelling on land next to the dwelling known as Bryn Gwyn, Newborough.

The site lies approximately 370 metres away from the development boundary of the village of Newborough.

2. Key Issue(s)

The applications main issues are whether a dwelling in this location would comply with current planning policy and whether the proposal will affect the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 49 – Defined Settlement

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A2 – Housing

Policy A6 – New Dwellings in the Countryside

Stopped Unitary Development Plan

Policy HP3 – Main and Secondary Centres

Policy HP6 – Dwellings in the Open Countryside

Planning Policy Wales (5th Edition), November 2012

Technical Advice Note 6 – Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Councillor A Griffith – No response to date

Councillor P Rogers – No response to date

Community Council – No response to date

Welsh Water – Standard comments

Highways – No response to date

Drainage – Requested further information. At the time of writing this report the information had been received at the department

Response to Publicity

The application was afforded three means of publicity. These were by the placing of a notice near the site, the serving of personal notifications on the owners of neighbouring properties together with a notice in the local press. The latest date for the receipt of representations was 30th October, 2013. At the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – The site lies approximately 370 metres away from the development boundary of Newborough as defined 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 to current policies.

Policy A2 of the Gwynedd Structure Plan indicates that housing land will be located within or on the edge of existing settlements. Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the stopped Unitary Development Plan states that on land in the open countryside the council will refuse permission except where the listed criteria are satisfied.

Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the Stopped Unitary Development Plan allow the development of housing in the countryside in exceptional circumstances, for example, which an agricultural or forestry need for a dwelling in that particular location is shown to exist. This is re-affirmed in Planning Policy Wales and the advice contained within Technical Advice Note 6: Agricultural and Rural Development. There is no justifiable need for the erection of a new dwelling at this particular location. No such evidence has been submitted as part of the application.

The applicant states within the Design and Access Statement that the site lies within a cluster of dwellings and therefore complies with the requirement of Policy PT2 of the adopted Housing in Rural Clusters. The document has identified clusters which satisfy the criteria of PT2 and the site that forms the current application is not one of the recognised settlements. Therefore the proposal does not comply with the requirements of the Interim Planning Policy: Housing in Rural Clusters.

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.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan, Policy HP6 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (5th Edition, 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.