

Dogfen ir Cyhoedd

PWYLLGOR CYNLLUNIO A GORCHMYNION

Dydd Mercher, 3 Rhagfyr 2014 (1.00 o'r gloch)

Gweler ynghlwm gais ychwanegol i'w ystyried gan y Pwyllgor Cynllunio a Gorchmynion.

13 **MATERION ERAILL** (Tudalennau 1 - 4)

13.1 19C1136A/VAR – Ysgol Kingsland, Caergybi

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Pwyllgor Cynllunio: 03/12/2014

Adroddiad gan Bennaeth y Gwasanaeth Cynllunio (AMH)

Argymhelliad: Caniatau

Rheswm dros Adrodd i'r Pwyllgor:

Mae'r cais ar dir sydd yn berthyn ir cyngor.

1. Y Safle a'r Bwriad

Mae'r safle yn rhan o dir Ysgol Gynradd Kingsland oddi ar ffordd Cytir yn Hghaergybi.

Mae'r cynnig yn cynnwys gosod ystafell ddosbarth symudol er mwyn ddarparu ar gyfer Meithrinfa Cyn / Ysgol.

2. Mater(ion) Allweddol

Y materion allweddol i'w hystyried yw'r cyd-destun polisi, yr effaith ar yr ardal leol ac ar fwynderau eiddo cyfagos.

3. Prif Bolisiau

Cynllun Lleol Ynys Môn

- 1 – Polisi Cyffredinol
- 17 – Adloniant a chyfleusterau Cymunedol
- 42 – Dylunio

Cynllun Fframwaith Gwynedd

- D4 – Lleoliad, Gosodiad a Dylunio
- D29 - Sicrhau bod datblygiadau newydd neu waith addasu ar adeiladu cyfredol i safon uchel
- F7 – Defnydd Cymunedol o Ysgolion

Cynllun Datblygu Unedol a Stopiwyd

- GP1 – Cyfarwyddyd Rheoli Datblygu
- GP2 – Tirwedd

4. Ymateb i'r Ymgynghoriad a'r Cyhoeddusrwydd

Ar adeg ysgrifennu'r adroddiad hwn, nid oedd yr adran wedi derbyn unrhyw sylwadau ymgynghoriad.

Planning Committee: 03/12/2014

Report of Head of Planning Service (AMH)

Recommendation: Permit

Reason for Reporting to Committee:

The application is on council owned land

1. Proposal and Site

The site forms part of the Kingsland Primary School is located off Cytir Road in Holyhead,

The proposal entails the siting of a new mobile class room to accommodate a Pre/School Nursery.

2. Key Issue(s)

The key issues to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 17 – Recreation and Communities Facilities
- 42 – Design

Gwynedd Structure Plan

- D4 – Location, Siting and Design
- D29 – Ensure new developments or alterations to existing buildings are too high standard
- F7 – Community Use of School

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- GP2 – Landscape

4. Response to Consultation and Publicity

At the time of writing this report no consultations had been received at the department.

Rhodddwyd cyhoeddusrwydd i'r cais mewn tair ffordd. Rhodddwyd rhybudd ger y safle a chyhoeddwyd rhybudd yn y wasg leol. Y dyddiad diwethaf ar gyfer derbyn sylwadau yw 02ail Rhagfyr 2014. Ar adeg ysgrifennu'r adroddiad hwn, nid oedd yr adran wedi derbyn unrhyw sylwadau.

5. Hanes Cynllunio Perthnasol

19C1136 Cais llawn ar gyfer lleoli adeilad symudol i ddarparu meithrinfa Caniatu 06/06/14.

6. Prif Ystyriaethau Cynllunio

Yr effaith ar fwynderau

Y cyd-destun polisi – Mae polisi cynllunio yn annog darparu cyfleusterau cymunedol o fewn neu ar gyrion anheddiadau eraill a'r defnydd cymunedol o ysgolion.

Yr effaith ar yr ardal leol – Ychydig o effaith weledol fydd gan y cynnig, gan y bydd wedi ei leoli o fewn ffiniau'r safle ger adeilad yr ysgol. O'r herwydd, nid wyf yn ystyried y byddai gan y cynnig effaith andwyol ar yr ardal leol.

Effaith ar fwynderau eiddo cyfagos – Nid wyf yn ystyried y bydd cynnig yn cael effaith andwyol ychwanegol ar fwynderau eiddo cyfagos oherwydd y bydd y cynnig wedi ei leoli o fewn tir cyfredol yr ysgol ger adeilad yr ysgol.

7. Casgliad

Mae'r cais hwn wedi cael caniatâd eisoes am gyfnod dros dro o 5 mlynedd. Mae'r cais hwn yn awr yn un i amrywio amod 2 cais 19C1136 i newid y caniatâd dros dro am 5 mlynedd yn ganiatâd dros dro am 10 mlynedd. Nid oes gennym unrhyw wrthwynebiad i hyn o safbwynt cynllunio.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 02nd December 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

Full application for the siting of a mobile building to provide a nursery approved 06/06/14.

6. Main Planning Considerations

Affect on amenity

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have a minimal visual impact, sited within the boundaries of the site adjacent to the school building. Therefore I do not consider that the proposal have a detrimental effect on the locality.

Effect on the amenities of the surrounding properties – I do not consider that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the proposal will be located within the existing school grounds adjacent to the school building.

7. Conclusion

This application has been granted permission previously for a temporary period of 5 Years this application is now a variation of condition 2 of 19C1136 to change from 5 years temporary permission to 10 years temporary we don't not have any objections for this under planning terms.

8. Argymhelliad

Caniatau

(1) Rhaid cychwyn ar y datblygiad yr ymwna'r caniatad hwn a fo o fewn pum mlynedd i ddydiad y caniatad hwn.

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

(2) Rhaid cael gwared o'r dosbarth symudol a ganiateir yma fel na fydd olion ohono ar y tir erbyn 03/12/2024 ac adfer y tir i'r hyn ydoedd cyn erbyn 03/02/2025 oni bai y cytunwyd yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

Rheswm: Ni fyddai caniatad fel arfer yn cael ei roi ond rhoddwyd ystyriaeth i amgylchiadau arbennig yr ymgeisydd.

(3) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatad hwn yn fanwl yn ol y cynllun a gyflwynwyd ar y 07/11/14 o dan gais cynllunio rhif 19LPA1136.

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

8. Recommendation

Permit

(1) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt.

(2) The mobile classroom hereby permitted shall be removed on the land by 03/12/2024 and the land reinstated to its former condition by 03/02/2025 unless otherwise agreed in writing by the Local Planning Authority.

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

(3) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07/11/14 under planning application reference 19LPA1136A.

Reason: For the avoidance of doubt.

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