

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **24C288A** Application Number

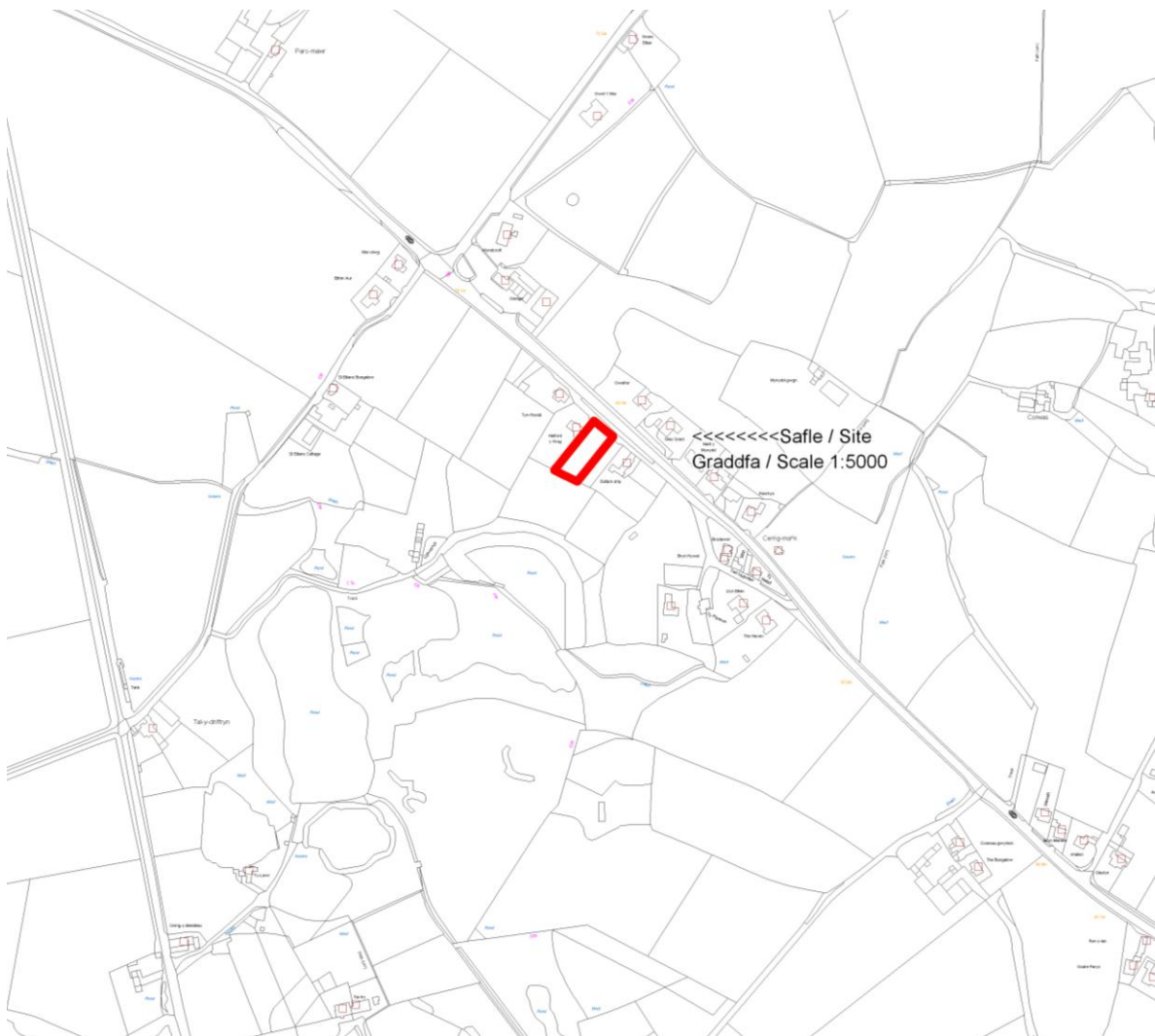
Ymgeisydd Applicant

**Mr G Hughes
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Llanfaethlu
Holyhead
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LL65 4NW**

Cais llawn ar gyfer codi annedd ynghyd a gosod system trin carthffosiaeth yn

Full application for the erection of a dwelling, together with the installation of a private treatment plant at

Hafod Y Grug, Cerrigman



Pwyllgor Cynllunio: 04/12/2013

Adroddiad gan Bennaeth y Gwasanaeth Cynllunio(DO)

Argymhelliad:

Caniatau.

Rheswm dros Adrodd i'r Pwyllgor:

Mae'r cais yn cael ei gyflwyno i'r pwyllgor fel cais sy'n groes i Gynllun Lleol Ynys Môn ond fel un all gael ei gefnogi o dan y Cynllun Datblygu Unedol a Stopiwyd.

1. Y Safle a'r Bwriad

Mae safle'r cais yn ddarn o dir ger Hafod y Grug ym mhentref Cerrigman a Penysarn.

2. Mater(ion) Allweddol

Y prif faterion yw – a yw'r datblygiad yn dderbyniol o safbwynt polisi ynghyd a'r effeithiau ar fwynderau eiddo cyfagos, ac a yw dyluniad yr annedd arfaethedig yn adlewyrchu cymeriad yr ardal o gwmpas.

3. Prif Bolisiâu

Cynllun Lleol Ynys Môn

1 – Cyffredinol
42 - Dyluniad
48 – Meini Prawf Codi Tai
53 – Tai yng Nghefn Gwlad

Cynllun Fframwaith Gwynedd

A6 – Tai yng Nghefn Gwlad
D4 – Lleoliad, Gosodiad a Dylunio
D29 - Dyluniad

Cynllun Datblygu Unedol a Stopiwyd

GP1 – Cyfarwyddyd Rheoli Cynllunio
GP2 - Dyluniad
HP5 – Pentrefi Bach a Chlystyrau Gwledig

Polisi Cynllunio Cymru (Rhifyn 5)

TAN 12 - Dyluniad

4. Ymateb i'r Ymgynghoriad a'r Cyhoeddusrwydd

Cyng W Hughes – Dim Ymateb

Cyng A M Jones – Dim Ymateb

Cyng R O Jones – Dim Ymateb

Dwr Cymru – Sylwadau Cyffredinol

Planning Committee: 04/12/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is submitted to the committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the Stopped Unitary Development Plan.

1. Proposal and Site

The application site is a parcel of land adjoining Hafod y Grug in the village of Cerrigman between Amlwch and Penysarn.

2. Key Issue(s)

The key issues is whether the proposal is acceptable in terms of policy together with the effect on the amenities of neighbouring properties, and whether the design of the proposed dwelling reflects the character of the surrounding area.

3. Main Policies

Ynys Mon Local Plan

1 – General
42 - Design
48 – Housing Development Criteria
53 – Housing in the Countryside

Gwynedd Structure Plan

A6 – New Dwellings in the Open Countryside
D4 – Location, Siting and Design
D29 - Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 - Design
HP5 – Countryside Hamlets and Clusters

Planning Policy Wales (5th Edition)

TAN 12 - Design

4. Response to Consultation and Publicity

Cllr W Hughes – No response

Cllr A M Jones – No response

Cllr R O Jones – No response

Welsh Water – Standard Comments

Cyngor Cymuned – Caniatau

Cyfoeth Naturiol Cymru - Dim sylwadau

Priffyrdd – Argymell caniatad amodol

Draenio – Sylwadau

Nid oedd unrhyw lythyrau gyda sylwadau wedi eu derbyn ar adeg ysgrifennu'r adroddiad hwn.

5. Hanes Cynllunio Perthnasol

24C288 - Cais amlinellol ar gyfer codi annedd ynghyd â chreu mynedfa newydd a gosod system trin carthffosiaeth newydd ar dir ger Hafod Y Grug, Cerigman. Cymeradwy 02/03/2011

6. Prif Ystyriaethau Cynllunio

Yr Egwyddor o Ddatblygu

Ystyrir fod safle'r cais yn un sydd yn y cefn gwlad o dan ddarpariaethau Cynllun Lleol Ynys Môn, ond, mae'n cael ei nodi fel Hamled a Chlwstwr Cefn Gwlad o dan bolisi HP5 o'r Cynllun Datblygu Unedol a Stopwyd.

Mae'r Cynllun Datblygu Unedol a Stopwyd yn parhau yn ystyriaeth cynllunio o bwys o ystyried y ffordd bell yr aed gyda phroses fabwysiadu'r Cynllun Datblygu Unedol a hefyd gan iddo fod yn destun sgrwtini mewn ymchwiliad cyhoeddus a'i gefnogi yn Adroddiad yr Arolygwr yn 2004.

Mae'r egwyddor o ddatblygu felly yn dderbyniol gan fod y cynnig yn dderbyniol o dan ddarpariaethau polisi HP5 o'r Cynllun Datblygu Unedol a Stopwyd ac mae hyn yn ystyriaeth bwysig y gellir rhoddi cryn bwysau iddi.

Mae caniatâd cynllunio eisoes yn bodoli ar y tir. Mae hynny'n sefydlu'r egwyddor o ddatblygu ac yn ystyriaeth o bwys sylweddol.

Yr Effaith ar bethau o gwmpas

O safbwynt y tirlun ystyrir for y safle yn cyfateb i fewnlenwi derbyniol nad yw'n achosi niwed i'r gosodiad tirlun ehangach.

Mae'r cynnig felly yn dderbyniol o safbwynt tirlun ac mae wedi ei integreiddio'n dda gyda phethau sydd yn union o'i gwmpas.

Effaith ar fwynderau eiddo cyfagos –

Cynigir y bydd yr annedd yn cael ei hadeliadu mewn

Community Council – Approval

Natural Resources Wales – No observations

Highways – Recommended conditional approval

Drainage - Comments

No letters of representation have been received at the time of writing this report.

5. Relevant Planning History

24C288 - Outline application for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant on land adjacent to Hafod Y Grug, Cerrigman. Approved 02/03/2011

6. Main Planning Considerations

Principle of Development

The application site is considered as being in the countryside under the provisions of the Ynys Mon Local Plan; however, it is identified as a Countryside Hamlet and Cluster under Policy HP5 of the Stopped Unitary Development Plan.

The Stopped Unitary Development Plan remains a material planning consideration in view of the advanced stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at a Public Enquiry and supported in the Inspectors Report of 2004.

The principle of development is therefore accepted as the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

An extant planning permission also exists on the land which establishes the principle of development and is also a material consideration of significant weight.

Impact on the Surroundings

In landscaping terms it is considered that the site forms an acceptable infilling that does not cause detriment to the wider landscape setting.

The proposed is therefore acceptable in broad landscape terms and is well integrated with its immediate surroundings.

Effect on amenities of the surrounding properties –

The dwelling is proposed to be built in line with the

linell â'r eiddo cyfagos. Bydd yr annedd arfaethedig o fewn 3m i'r annedd o'r enw Hafod y Grug. Fodd bynnag, nid ystyrir y byddai gan yr annedd arfaethedig effaith negyddol ar Hafod y Grug ond cydnabyddir bod ffenestr ar y llawr gwaelod sy'n wynebu Hafod y Grug. Fodd bynnag, ffenestr garej yw hon ac felly nid ystyrir bod ganddi effaith negyddol yn sgil edrych drosodd.

Mae'r anheddau sydd o flaen y datblygiad arfaethedig oddeutu 40m i ffwrdd ac wedi eu gwahanu gan yr A5025 a gwrychoedd.

Mae'r annedd o'r enw Dafarn Drip (i'r de- ddwyrain o'r annedd arfaethedig) oddeutu 13 metr o'r annedd arfaethedig. Cydnabyddir bod y Canllawiau Cynllunio Atodol: Agoswydd Datblygiadau yn dweud y dylid bod 21m rhwng dwy brif ffenestr. Fodd bynnag, canllawiau yn unig yw'r rhain ac ar ôl ymweld â'r safle ystyrir bod pellter o 13m yn dderbyniol yn yr achos hwn oherwydd y sgrinio naturiol a thopograffi'r tir.

Dylunio - Anheddau preswyl annibynnol yw'r eiddo yng nghyffiniau safle'r cais yn bennaf ac maent o wahanol ddyluniad a maint ac yn gyfuniad o adeiladau unllawr a deulawr. Oherwydd bod amrywiaeth o ddyluniadau eisoes yn yr ardal nid ystyrir y byddai'r dyluniad arfaethedig yn edrych allan o gymeriad. Mae'r deunyddiau a gynigwyd ar gyfer y gwaith adeiladu yn debyg i'r rheini a welir yn yr ardal.

Priffyrdd a Draenio

Nid yw'r Adran Priffyrdd wedi lleisio unrhyw gwyn i'r datblygiad arfaethedig, ac maent wedi argymhell nifer o amodau.

Mae'r Adain Ddraenio wedi darparu sylwadau cyffredinol, ac wedi cadarnhau fod y cynllun carthffosiaeth yn foddhaol mewn egwyddor.

7. Casgliad

Tra bo'r cynllun yn groes i Bolisi 53 geir yng Nghynllun Lleol Ynys Môn a Pholisi A6 o Gynllun Fframwaith Gwynedd, mae'r cynllun yn dderbyniol o dan ddarpariaethau Polisi HP5 o'r Cynllun Datblygu Unedol a Stopiwyd.

Mae digon o le ar y safle i gynnwys yr annedd, lle parcio a throi a lle ar gyfer mwynderau preifat. Ystyrir bod maint a dyluniad y cynnig yn dderbyniol.

8. Argymhelliad

Caniatau

(01) Rhaid cychwyn ar y datblygiad yr ymwna'r

existing adjacent property. The proposed dwelling will be within 3m of the existing dwelling known as Hafod y Grug. However it is not considered that the proposed dwelling will have a negative effect on Hafod y Grug, it is acknowledged that there is a ground floor window facing Hafod y Grug however this is a garage window therefore it is not considered to have a negative impact by virtue of overlooking.

The existing dwellings to the front of the proposed development are some 40m away and are separated by the A5025 and existing hedging.

The existing dwelling known as Dafarn Drip (to the south east of the proposed) is located some 13 meters from the proposed dwelling. It is acknowledged that the Supplementary Planning Guidance: Proximity of Development states that there should be 21m between two main windows, however this is only a guidance, having visited the site it is considered that the distance of 13m is acceptable in this instance due to the natural screening and the topography of the land.

Design – The properties located in the vicinity of the application site are mainly detached residential dwellings of various design and scale, and are a mixture of single storey and two storey. As there are already various designs in the area, it is not considered that the proposed design will look out of character. The materials to be used in the construction of the dwelling are similar to those found in the locality.

Highways and Drainage

The Highways Department have raised no objection to the proposed development, and have recommended a number of conditions.

The Drainage Section have provided general comments, and have confirmed that the drainage scheme seem satisfactory in principle.

7. Conclusion

Whilst the proposal is contrary to Policy 53 of the Ynys Môn Local Plan and Policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provisions of Policy HP5 of the Stopped Unitary Development Plan.

There is ample space within the site to accommodate the dwelling, parking and turning area and private amenity space. The scale and design of the proposed is considered acceptable.

8. Recommendation

Permit

(01) The development to which this permission

caniatâd hwn a fo o fewn pum mlynedd i ddyddiad y caniatâd hwn.

Rheswm: Ufuddhau i anghenion Deddf Cynllunio Gwlad a Thref 1990.

(02) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl yn ôl y cynllun a gyflwynwyd ar y 16/08/2013 o dan cais cynllunio rhif.24C288A.

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

(03) Rhaid cwblhau'r fynedfa gyda wyneb bitwmen am y 5 metr cyntaf o ymyl agosaf y Briffordd Sirol gan sicrhau bod y system draenio dŵr wyneb wedi ei chwblhau ac yn gweithio'n berffaith cyn preswyllo yn yr annedd.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Priffyrdd.

(04) Rhaid adeiladu'r fynedfa gyda'i graddiant yn ddim mwy nag 1 mewn 20 am y 5 metr cyntaf yn ol o ymyl agosaf y gerbydlon gyfagos.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Priffyrdd.

(05) Ni chaniateir ar unrhyw adeg i wal/gwrych/ffens derfyn bresennol y briffordd nac unrhyw ffin terfyn newydd a godir yn wynebu'r briffordd fod yn uwch nag 1 metr uwchlaw lefel cerbydlon y ffordd sirol gyfagos o naill ben ffin y safle â'r briffordd i'r llall ac ni chaniateir codi unrhyw beth uwch na hynny o fewn 2m. i'r cyfryw wal.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Priffyrdd.

(06) Ni chaniateir i ddŵr wyneb o gwrtil y safle lifo i'r Ffordd Sirol. Rhaid cwblhau draeniad y briffordd yn y fynedfa ar hyd y ffryntiad i gwrdd â gofynion yr Awdurdod Priffyrdd cyn cychwyn ar unrhyw waith ar weddill y datblygiad.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Priffyrdd.

(07) Rhaid cwblhau'r lle parcio ceir yn gwbl unol â'r manylion fel a ddangoswyd mewn coch ar y cynllun a amgaewyd cyn cychwyn ar y defnydd a ganiateir yma ac wedyn bydd raid cadw'r lle parcio i'r dibenion hyn yn unig.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Priffyrdd.

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 16/08/2013 under planning application reference 24C288A.

Reason: For the avoidance of doubt.

(03) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the dwelling is occupied.

Reason: To comply with the requirements of the Highway Authority.

(04) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(05) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

Reason: To comply with the requirements of the Highway Authority.

(07) The car parking accommodation shall be completed in full accordance with the details as shown in red on the attached plan before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.