

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

Number: 1

Application Number: C16/1258/39/MG

Date Registered: 04/10/2016

Application Type: Reserved Matters

Community: Llanengan

Ward: Llanengan

Proposal: Application for approval of reserved matter details for siting of holiday chalet and parking provision, replace septic tank with private treatment plant following the granting of outline approval C13/1218/39/AM

Location: 21, Ystâd Braich, Mynytho, Pwllheli, LL53 7SF

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This application is a reserved matters application following an outline permission under reference C13/1218/39/AM to place a holiday chalet, parking provision and to replace a septic tank with a private sewerage treatment system. This reserved matters application only deals with the holiday unit's scale and appearance, and the landscaping of the site.
- 1.2 The site is located within a hidden valley in the countryside and within a Special Landscape Area. The site itself is along an unclassified narrow road where 23 existing holiday chalets are located. The plot that is the subject of this application is dormant land, where the estate's septic tank is located.
- 1.3 The details submitted as part of the application shows the location of the chalet on the site, with parking to the front and to the rear, and an access road to the side of the proposed building. The sewerage treatment system would be located to the rear of the site. The proposed chalet is three-storeys, but due to land levels, only two-storeys would be visible from the front, and the first floor is located in the roof. The building's footprint is 15m by 9m, including the ground floor balcony which extends out past the rear of the building. The building measures 8.5m metres high to the ridge and 3.5m high to the eaves. The unit provides five bedrooms. The intention is to finish the building with timber cladding and to place slate on the roof.
- 1.4 The intention is to provide hedges on the site's boundaries along with a mix of grass, grasscrete and gravel on the exterior floors.
- 1.5 As a result of the objections, additional plans were received, showing the holiday unit's height in comparison to the other sites on the estate, along with additional parking provision. As a result of sewerage matters, the agent has provided a justification to Natural Resources Wales in regards to why the proposal does not involve connecting to the main sewer.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

Under the Well-being of Future Generations (Wales) Act 2015 the Council not only has a duty to carry out sustainable development, but to also take every reasonable step in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act; in making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or

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unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.2 **Gwynedd and Anglesey Joint Local Development Plan 2011 - 2026, July 2017**

PCYFF 2: Development criteria
PCYFF 3: Design and place shaping
PCYFF 4: Design and landscaping

2.3 **National Policies:**

TAN 12 Design
Planning Policy Wales (Edition 9) 2017

3. **Relevant Planning History:**

C13/1218/39/AM - Siting of a holiday chalet, parking provision and replace a septic tank with a private sewerage treatment system - APPROVED - 31.01.2014

C05D/0724/39/AM - Construction of a timber chalet and replace a septic tank with a chamber for pumping waste water to the public sewer on adjacent land - Withdrawn

C04D/0291/39/AM – Construction of a timber chalet - REFUSED - 26.07.2004

C03D/0673/39/LL – Construction of a timber chalet - REFUSED - 16.02.2004

2/10/685C - Change the site's layout - APPROVED - 09.07.1991

2/10685D - Siting of one holiday chalet - APPROVED - 09.07.1991

2/10/685E - Vary a condition in order to approve the use of chalets throughout the year - APPROVED - 03.06.1993

3/4/570 - 23 holiday chalets - APPROVED 1973

4. **Consultations**

Community/Town Council: Support

Transportation Unit: I refer to the above planning application, and confirm that I have no objection to the proposal.

Welsh Water: Confirm that connection to the main sewer is possible.

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Environmental Health: Not received

Natural Resources Wales: Natural Resources Wales still has concerns about the submitted proposed development. The applicant needs to send a pre-application submission for an Environmental Permit to Natural Resources Wales which shows that it is unreasonable to connect with the main sewerage system.

Public Consultation: A notice was posted on the site and nearby residents were notified. The notification period came to an end and the following observations on the application were received:

- Size and location
- Dealing with sewerage
- Parking
- Landscaping

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of the proposal has already been approved through the outline application under reference C13/1218/39/AM. The permission involves drainage matters.
- 5.2 The reserved matters which form part of this application are scale, appearance and landscaping.

Visual, general and residential amenities

- 5.3 Policies PCYFF 2, 3 and 4 of the Local Development Plan promotes good building design by ensuring that proposals conform to a series of criteria by aiming to safeguard the recognised features and character of the landscape and the local environment, safeguard the amenities of the local neighbourhood and the visual character by ensuring that building materials are of a high standard and in keeping with the character and appearance of the local area and suitably landscapes the site.
- 5.4 The proposal involves constructing a holiday unit on an empty site within a similar estate of holiday units. The principle of the proposal has already been approved through the outline application. The proposed building is substantial but, due to land levels, it is not considered that it appears to be larger than the other units on the site. The unit is set forward, closer to the private road that runs past the site, compared to the units on either side, but the distance from the road is comparable with Unit 24 over the road and therefore it is not considered to be unsuitable. There are some windows that face the units either side but it is

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considered that these are on a level where a fence or hedge could be erected to alleviate any possible impact.

- 5.5 It is intended to finish the unit with timber cladding and slate on the roof, which is in accordance with the other units on the site. In its entirety, it is considered that the development respects its location within an estate of existing holiday units and its size, design and finish are in keeping with the existing units.
- 5.6 It is considered that the proposed landscaping and floor finish is suitable given its location within an existing estate of holiday units.
- 5.7 It is, therefore, considered that the proposal complies with the requirements of policies PCYFF 2, 3 and 4.

Response to the public consultation

- 5.8 Following a period of public consultation, observations were received which included the size and location of the holiday unit, dealing with sewerage, parking and landscaping.
- 5.9 Reference is made to size, location and landscaping matters in the report above.
- 5.10 Drainage and sewerage matters are subject to the outline planning permission rather than the submitted application and, therefore, the matters cannot be dealt with through the submitted application. Therefore, planning permission has already been granted for the sewerage treatment system, the onus is on the developer to ensure that the proposal is carried out in accordance with the planning permission that has been imposed, and also in accordance with the requirements of Natural Resources Wales and Welsh Water.
- 5.11 Parking does not form part of the reserved matters (layout) that can be dealt with through the submitted application, but, nevertheless, the Transportation Unit has confirmed that there is no objection to the development.

6. Conclusions:

- 6.1 Based on the above assessment, it is not considered that the proposal is contrary to any relevant policy. The proposal is unlikely to have a detrimental impact on the amenities of the local area or on any nearby property.

7. Recommendation:

- 7.1 To approve – conditions
1. External finish to match the rest of the state's units
 2. Slate on the roof

Note: Welsh Water