

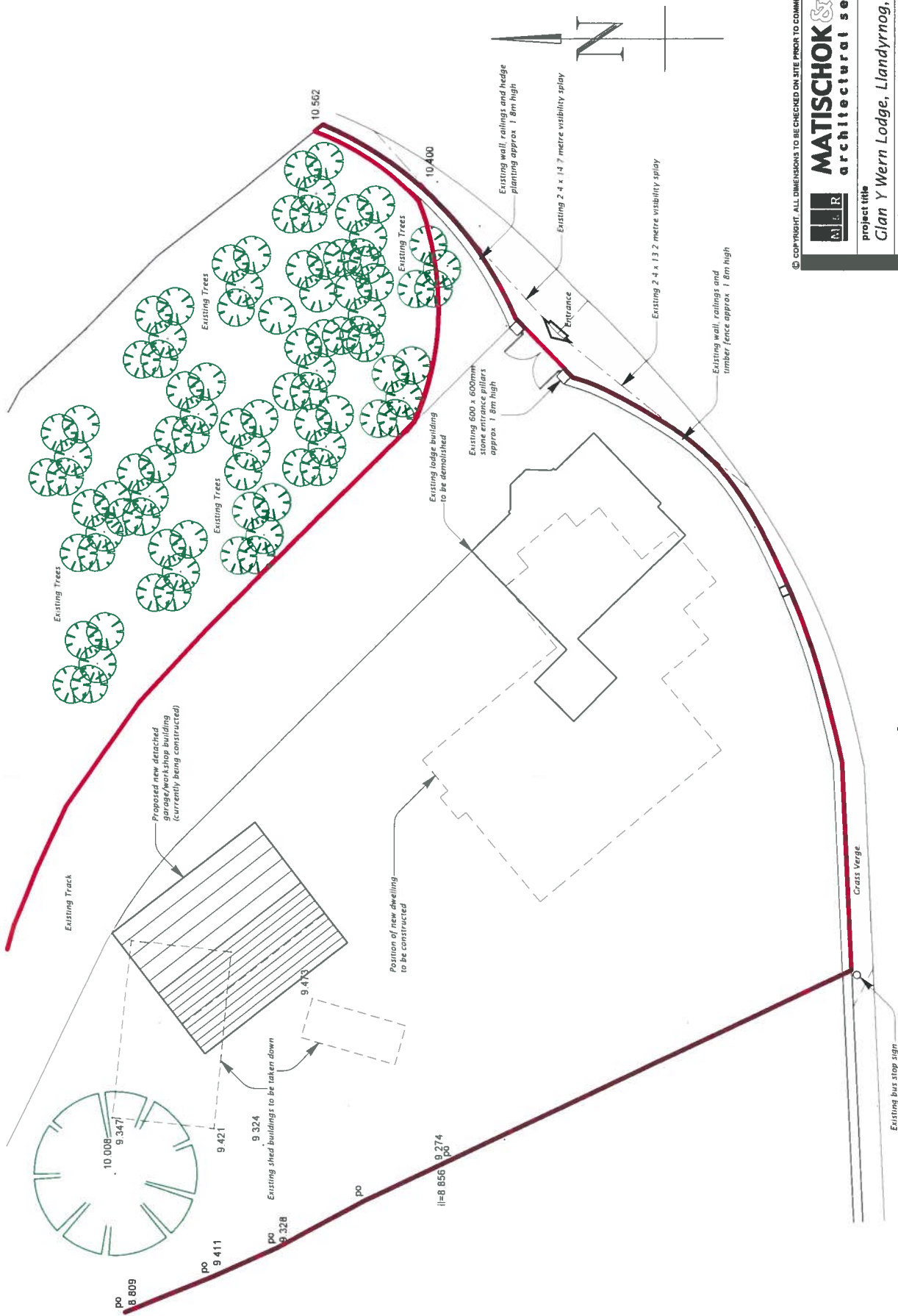
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18/2017/0652

Scale: 1:2500

Printed on: 20/9/2017 at 16:37 PM

EXISTING PLAN



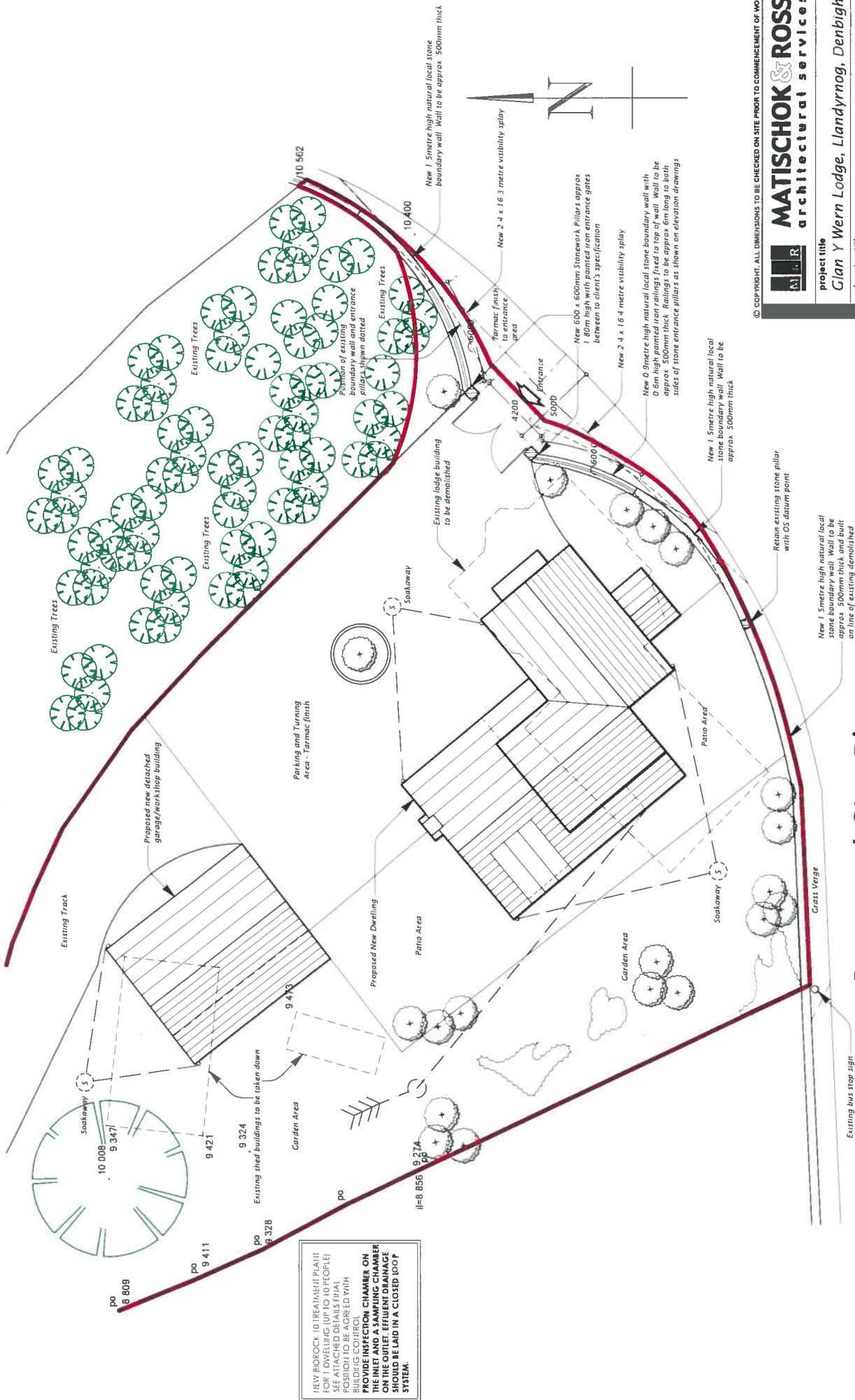
Existing Site Plan

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MATISCHOK & ROSS
architectural services

Project title Glan Y Wern Lodge, Llandyrnog, Denbigh.	
Drawing title Existing Site Layout Plan.	
Project no. 0638	Revision A
Date 17/07/2017	Drawn by SR
Birch House, Hen Lon Parcw, Ruthin, Denbighshire, LL15 1NA t: 01824 705 222 f: 01824 707 171 e: mail@matschokross.co.uk w: www.matschokross.co.uk	

PROPOSED PLAN



NEW BIOROCK 10 TREATMENT PLANT FOR 1 DWELLING (UP TO 10 PEOPLE) SEE ATTACHED DETAILS FOR POSITION TO BE AGREED WITH BUILDING CONTROL. THE INLET AND A SAMPLING CHAMBER ON THE OUTLET EFFLUENT DRAINAGE SHOULD BE LAID IN A CLOSED LOOP SYSTEM.

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MATISCHOK & ROSS
architectural services

Project title
Glenn Y Wern Lodge, Liandrynag, Denbigh.

Drawing title
Proposed Site Layout Plan.

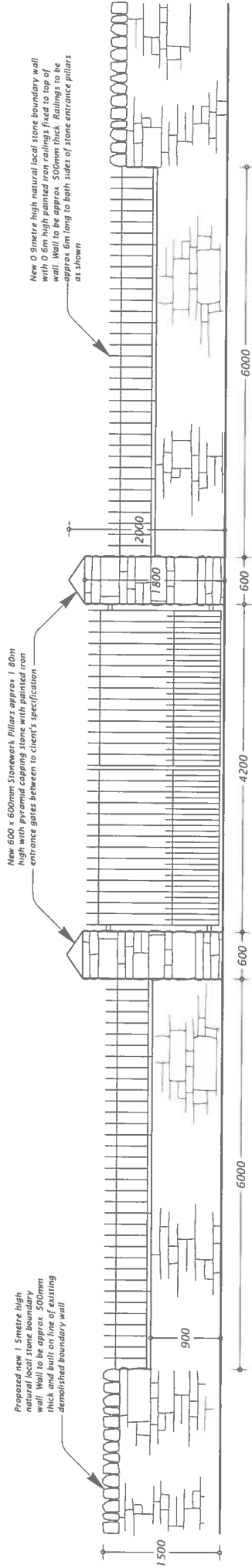
Project no.	0638	revision	B
drawing no.	1	drawn by	S R
date	12/01/2016	scale	1:200

Birch House, Hen Lon Parerw, Ruthin, Denbighshire, LL15 1NA
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Proposed Site Plan

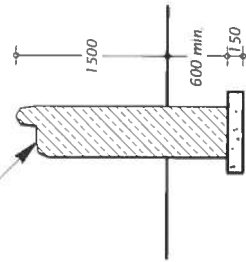
Revision A 26/11/16 Proposed new boundary wall details added
Revision B 16/08/17 Visibility sight lines added

PROPOSED ELEVATION DETAILS



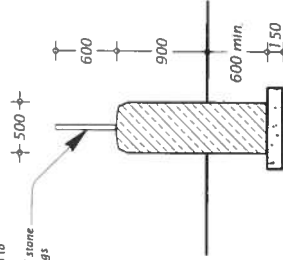
Wall Elevation

Proposed new 1.5 metre high natural local stone boundary wall. Wall to be approx. 500mm thick and built on line of existing demolished boundary wall



Section

New 0.9 metre high natural local stone boundary wall with 0.6m high painted iron railings fixed to top of wall. Wall to be approx. 500mm thick. Railings to be approx. 6m long to both sides of stone entrance pillars as shown on elevation drawings



Section

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MATISCHOK & ROSS architectural services	
project title	Glau Y Wern Lodge, Llandyrnog, Denbigh.
drawing title	Proposed New Boundary Wall Details.
project no.	0638
drawing no.	7
revision	
date	25/11/2016
scale	1:50
drawn by	S R
Birch House, Hen Lan Parcwr, Ruthin, Denbighshire, LL16 1NA	
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WARD : Llandyrnog

WARD MEMBER(S): Cllr Merfyn Parry

APPLICATION NO: 18/2017/0652/ PF

PROPOSAL: Alterations to existing vehicular access and replacement boundary wall

LOCATION: Glan Y Wern Lodge Whitchurch Road Llandyrnog Denbigh

APPLICANT: Mr & Mrs S & K Law

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

Original consultation response:

“There is an existing vehicular access to the Lodge and this should be seen as an opportunity to improve the access however although the gate is set further back from the side of the road the visibility to other road users has been made worse by raising the stone wall to 1.5m. CC kindly asks that the stone wall be reduced to 900mm and capped with railings along whole length not first 6m visibility splay - confirmation will be required from Highways that the standard visibility splay for 40mph has been achieved or why do they feel a compromise is acceptable?”

The bus stop on the eastern boundary has not been shown this needs to be taken into consideration.

The gates as shown are too ostentatious and should reflect the fact that this is a Lodge and be reduced in width to the current width circa 3m - they need toning down drastically.”

The Community Council's response is awaited to a re-consultation..

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer.

The Highway Officer has advised that the principle of development utilising the existing access has been set by the 2015 replacement dwelling permission, and that the improvements proposed under the current application 18/2017/0652 are deemed acceptable.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 10/09/2017

EXTENSION OF TIME AGREED? Yes. 11/10/2017

REASONS FOR DELAY IN DECISION (where applicable):

- Request for amended plans and re-consultations.
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for alterations to an existing vehicular access arrangement approved in connection with a replacement dwelling granted permission in 2015, on land at Glan y Wern lodge, north of Llandyrnog.
- 1.1.2 The existing access opens onto the roundabout on the B5429, which links to the Whitchurch road (to Denbigh) and the minor road running to the Kinmel Arms. The entrance is 2m wide with stone pillars either side, with visibility splays of 2.4m by 13.2m (to the right) and 14.7m (to the left). Existing boundary treatment is formed by a mix of hedge, stone wall and railings curving around the road boundary, in parts at a height of 1.6m. The first plan at the front of the report shows this detailing, which could be retained in connection with the replacement dwelling development.
- 1.1.3 The proposal is to alter the detailing of the entrance by setting back the existing access by approximately 1.5m into the site and widening the opening to 4.2m. Improved visibility splays of 2.4m by 16.4m (to the right) and 16.3m (to the left) are proposed. The second and third plans at the front of the report shows the proposed detailing of the access and frontage walls.
- 1.1.4 In summary, 1.8m stone pillars are proposed either side of the widened access, and new iron entrance gates are proposed to be installed. Either side of the stone gate pillars, a 6m length of 0.9m high stone wall is proposed with 0.6m iron railings to be fixed above (1.5m combined height). The remainder of the boundary with the highway would be formed by a 1.5m stone wall.

1.2 Description of site and surroundings

- 1.2.1 The existing vehicular access serves a single residential dwelling adjacent to the roundabout to the north of Llandyrnog village within a small ribbon of properties set across the road to the south and further dwellings and a public house across the roundabout to the east.
- 1.2.2 The site is abutted by woodland to the western and northern boundaries and has tree cover along its road frontages to the south and east.
- 1.2.3 The replacement dwelling has not been built at the time of consideration of the application.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is unannotated land outside of any development boundary defined in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 Permission for the replacement dwelling was granted in 2015. No alterations to the existing access were proposed as part of the application.

1.5 Developments/changes since the original submission

- 1.5.1 Revised plans have been submitted in response to the initial Community Council and Highway Officer responses. These add the visibility sight lines, confirming the proposals would marginally increase the visibility available to drivers of vehicles exiting the site onto the roundabout.

1.5.2 The Community Council have been re-consulted on the revised plans.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 18/2015/0855. Erection of a replacement dwelling and detached garage, and installation of new septic tank. Granted 27/10/2015

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

None of direct relevance

3.2 Supplementary Planning Guidance

None of direct relevance

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Note 18: Transport (2007)

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Highways

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

The replacement dwelling site is served by an existing vehicular access from the public highway at this location, which has been accepted in 2015 as adequate to serve the development. The issues here are whether the specific impacts of what is proposed are acceptable, and these are reviewed in the following sections of the report.

4.2.2 Visual amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. Para 4.11.9 confirms that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations.

The proposal is to increase the width of the access from 2m to 4.2m and to install iron entrance gates in the opening; with sections of realigned frontage wall and railings.

The Community Council consider the gates as shown are too ostentatious and should reflect the fact that this is a Lodge and be reduced in width and 'toned down'.

In respecting the basis of the Community Council's concerns, it is of relevance that whilst the existing dwelling is a traditional lodge building, the replacement dwelling consented in 2015 is a large modern two storey dwelling with a large detached garage, and in the context of this detailing, the revised access, frontage wall and gate detailing is not considered to be out of keeping with the dwelling itself.

Additionally, the site is not within a designated landscape area and it is not an isolated site in open countryside as it forms part of a ribbon of properties clustered around the road about junction to the north of Llandyrnog village which vary in scale and design with a mix of differing boundary and entrance treatments. The site is also close to the Llandyrnog Creamery complex. Officers therefore do not consider the site is in a particularly sensitive setting, and as such the proposed replacement wall and alterations to the access are not considered likely to give rise to an unacceptable impact on the visual amenity of the area.

4.2.3 Highways

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decision (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The Community Council has raised concerns on highways safety grounds and has requested confirmation that the standard visibility splay for 40mph have been achieved, and if not, why a compromise is acceptable. They also consider the proposed 0.9m high stone wall capped with railings should be installed for the whole length of the boundary and not just the first 6m visibility splay on highway safety grounds; and they consider raising the height of the stone wall to a 1.5m high wall would reduce visibility for other road users approaching the roundabout junction.

Following the submission of amended plans, the Highway Officer has advised the proposal represents an improvement to the existing arrangements and is deemed acceptable.

It is to be noted here that the existing access serves an existing dwelling, and this has been accepted as adequate to serve the replacement dwelling, which was granted planning consent in 2015.

Factually, the proposal is to set back the access 1.5m further into the site, to widen the access from 2m to 4.2m and to increase the visibility splay to 2.4m by 16.4m and 16.3m (from 2.4m by 13.2m and 14.7).

In respect of the Community Council's reference to visibility standards, it is not considered appropriate to apply the TAN18 Annex B recommended Visibility Standards, which are relevant considerations for new accesses to *new* developments. This is a site with an existing dwelling served by an existing vehicular access onto a roundabout, which the Council has already deemed acceptable to serve a replacement dwelling. As the proposed alterations to the access consist of widening the access, setting the gates further back into the site by some 1.5m and realigning the frontage walls to improve visibility at the point of entry onto the roundabout, the proposal would be an improvement to the existing access arrangements and is deemed worthy of support on those grounds.

In noting the Community Council's comments in relation to the detailed boundary treatment, it needs to be recorded that the existing boundary is formed by a mix of high and low stone walls, fencing, railing and a hedge. The existing stone wall along the Whitchurch Road boundary is a high wall which the plans indicate is 1.8m in height. Whilst there is a low level stone wall on the curved boundary adjacent to the round about junction, there are existing railings / wooden fencing immediately behind the low level wall which the plans indicate are also 1.8m in height. The new stone wall proposed around the boundary with the highway would have a height of 1.5m, and as such Officers do not consider the effect of the proposal would be to reduce visibility of other road users, nor would it be reasonable to require the height of the wall to be reduced to 0.9m along the full boundary on highway safety grounds given that the existing boundary treatments have a height of 1.8m.

Notwithstanding the concerns of the Community Council, having regard to the above and the advice of Highways Officers, Officers would conclude that the proposal would be an improvement to the existing access arrangements and would not adversely impact on highway safety.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 In noting the views of the Community Council, the proposal is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 11th October 2022
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission

- (i) Proposed Elevation & Section (Dwg. No. 7) received 29 June 2017
- (ii) Existing Site Layout (Dwg. No. 8 Revision A) received 13 September 2017
- (iii) Proposed Site Layout (Dwg. No. 1 Revision B) received 13 September 2017
- (iv) Location Plan received 29 June 2017

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.

NOTES TO APPLICANT:

None