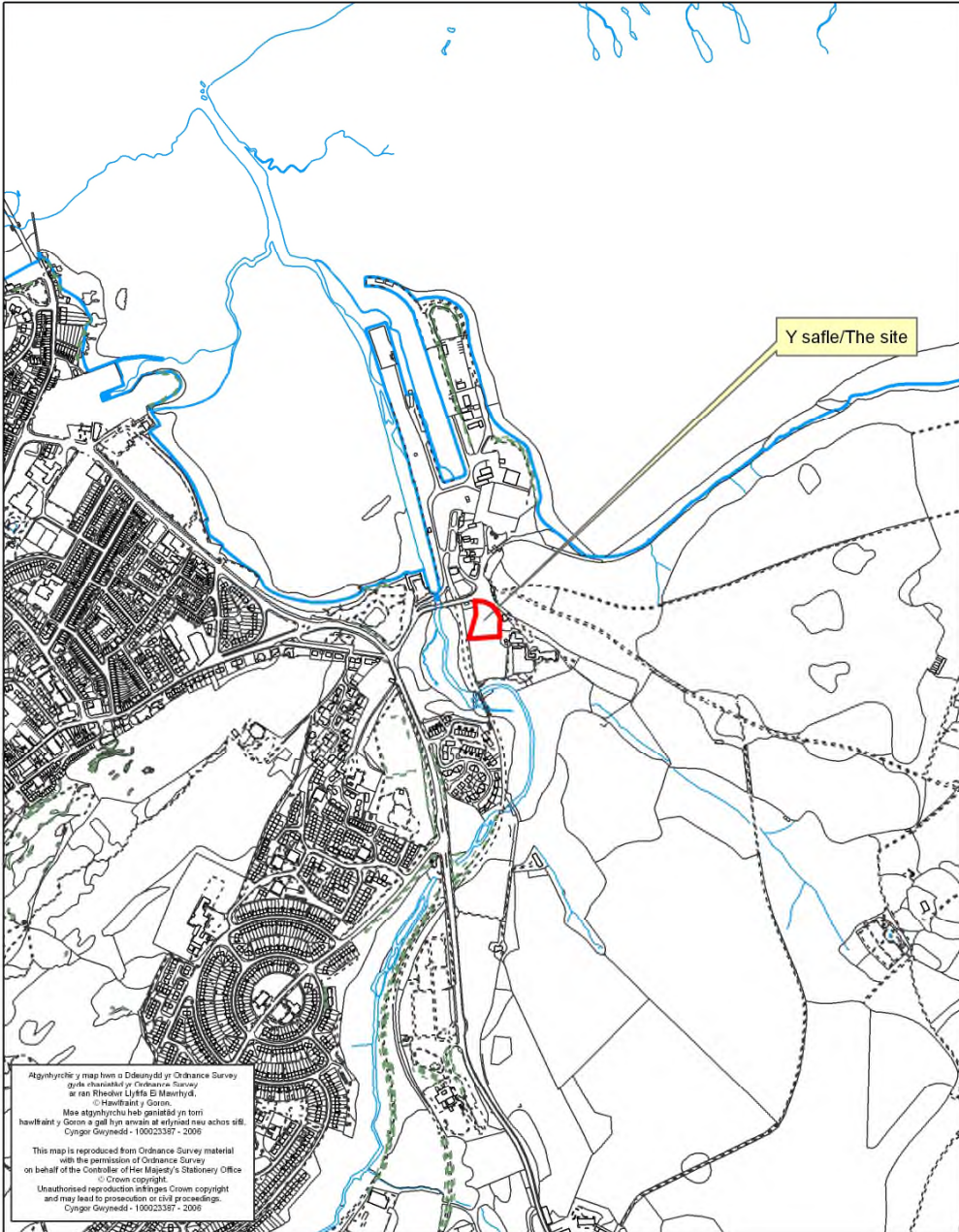


Number: 11



Rhif y Cais / Application Number : C14/0865/16/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PWYLLGOR CYNLLUNIO	DYDDIAD: 24/11/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

Application Number: C14/0865/16/LL
Date Registered: 10/09/2014
Application Type: Full - Planning
Community: Llandygai
Ward: Arllechwedd

Proposal: RE-SUBMISSION OF APPLICATION C14/0205/16/LL THAT WAS REFUSED FOR RELOCATING A VEHICULAR ACCESS, ALONG WITH RE-ORIENTATING THREE HOUSES AND ASSOCIATED GARDENS AS APPROVED UNDER REFERENCE C11/1077/16/LL

Location: PLAS Y COED, BANGOR, GWYNEDD, LL574HN

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 Members are reminded that this application is a resubmission of a previous application that was refused to relocate a vehicular access and re-orientate three houses and associated gardens from what was approved originally under reference C11/1077/15/LL. This application has been amended from the application that was refused by increasing the height of the existing boundary wall between the proposed access and the property known as Plas y Coed Lodge to 1.5 metres and including a band of additional intense landscaping. In addition, a plot of land is offered for parking for the Lodge specifically according to the information submitted with the application.
- 1.2 The site is located within the development boundaries of the city of Bangor that is designated as a sub-regional centre in the Gwynedd Unitary Development Plan. Despite this, the site is relatively secluded and is approximately 300 meters from the nearest public road, namely the A5. The application site forms part of a broader site namely Plas y Coed which is within the boundaries of the redevelopment area of 'Hirael Bay' as defined in the Development Brief for the Bangor area.
- 1.3 A private unclassified road leads to the site from the A5 nearby and diverts to one direction towards Porth Penrhyn and then continues towards Plas y Coed past the wall of Penrhyn Castle and its western entrance. Plas y Coed's original lodge is located adjacent to the access road to the Plas and the boundary wall of the nearby field. A Tree Preservation Order is in place to protect the existing trees that abut this field.
- 1.4 Briefly, the previous planning permission involved converting the Plas y Coed listed building itself to include 12 living units along with erecting 17 separate living units in the nearby field. The proposal also involved creating a new vehicular access into this field. This application was approved with conditions in 2013.
- 1.5 The main purpose of the current application is to relocate the vehicular access from its approved location and consequently three of the living units must also be relocated by moving their permitted location but more importantly 'turning' them entirely from their approved setting which means that the gardens must also be moved. And as the plan shows, the access road is now in the location of the gardens that were originally approved with the band of landscaping as referred to above, located between the boundary of the lodge and the road itself.

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1.6 The application is submitted to the planning committee at the local member's request due to concerns about the impact of the relocated access on the residential amenities of the Plas y Coed Lodge.

2. 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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING
- Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historic interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

POLICY B19 – PROTECTED TREES, WOODLANDS AND HEDGEROWS - Approve proposals that will lead to the loss of, or damage to protected trees, woodlands or hedgerows only when the economic and/or social benefits of the development outweigh any harm.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES – Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

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In addition to GUDP policies, full consideration is given to the Authority's adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations. The following are considered to be relevant in this case:

- Development Briefs

2.3 National Policies:

Planning Policy Wales – edition 7, 2014

Technical Advice Notes (TAN)

- TAN 10: Tree Preservation Orders
- TAN 12: Design
- TAN 18: Transport

3. Relevant Planning History:

- 3.1 Application C14/0205/16/LL – relocate access and three houses as previously approved under reference number C11/1077/16/LL – refused 23.05.14
- 3.2 Application C11/1077/16/LL - full application to erect 17 detached houses along with changing the use of a former residential home and creating 12 self-contained living units (including four affordable units), other associated works including demolishing a building, felling trees, creating a vehicular access and estate road – approved 25.09.13.
- 3.3 Application C11/1082/16/CR - a listed building application involving converting existing buildings with associated works to create 12 living units along with demolishing associated buildings and structures – approved 30.08.13
- 3.4 Application C08A/0342/16/LL – erection of EMI facility with 106 bedrooms – refused 14.10.08

4. Consultations:

Community/Town Council: Object because of the unacceptable effect on the residential amenities of residents of the Lodge.

Transportation Unit: No objection, it is suggested that standard conditions be included regarding the access but no conditions can be suggested involving the road as it has not been adopted.

Natural Resources Wales: Continue to be of the previous opinion, namely, object unless information is submitted that shows that there will be no effect on the trees and consequently on protected species (it is noted here that observations on the previous application had been received after the application had been determined and, therefore, they were not considered as part of the decision).

Biodiversity Unit: The application was originally objected to due to concern about the impact of the gardens and further developments within those gardens on protected trees. Following a further

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discussion on the matter, if a condition can be imposed to remove permitted development rights, the proposal to relocate the access is agreed.

Welsh Water:

Not received

Senior Conservation Officer:

Consideration has already been given to the effect of the development on listed buildings by approving the original application. It is suggested that a condition is imposed to ensure that the amendments to the boundary wall is maintained and completed to an appropriate standard.

Public Consultation:

A notice was posted on the site and nearby residents were informed. The advertising period has ended and correspondence was received objecting on the following grounds:

- Road safety
- Loss of privacy
- Loss of visual and residential amenities
- Location of a proposed speed bump is close and likely to cause a noise disturbance
- Lack of compliance with the requirements of policy B23
- The parking space proposed is impractical
- The previous refusal is a material consideration whilst the proposed amendments are insufficient to overcome the concerns that have been highlighted.

In addition to the above, objections were received that were not valid planning objections which included:

- Land ownership

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 The qualities of this application must be considered against the relevant planning history, namely that planning permission has already been granted to develop the Plas y Coed site, including the erection of 17 new residential units on the existing open land near the Plas and the Lodge and creating a new vehicular access.

5.1.2 The principle of erecting these houses, converting the Plas and all the associated work has already been accepted, and it can be seen here that this application requests changing one element of what was previously approved namely re-locating the vehicular access.

5.1.3 This application to relocate the access is made for reasons that will be discussed later on in this report, but given that planning permission has already been granted to redevelop the entire site including providing a new vehicular access it is considered that the principle continues to be acceptable, subject to consideration of all the material planning considerations.

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5.2 Visual amenities

- 5.2.1 There will hardly be any change in terms of visual amenities as the access is the same as was previously approved with stone walls each side that are in keeping with the existing walls. Obviously, the access itself is being moved from the approved location, but in essence, it is the same access but in a different location.
- 5.2.2 It is not considered that 'turning' the three houses from what was previously approved would have a detrimental impact on the area's visual amenities either as the previously approved gable-end continues to be seen first when approaching the access. In terms of the effect on the Lodge, the amendments will mean that the front of the three houses will now face the Lodge rather than the rear of the houses, which is a distance of approximately 21 metres from the nearest part of the new houses to the Lodge, compared with 20 metres as was approved.
- 5.2.3 Given that planning permission has already been granted for the entire development, it is not considered that these amendments would have a greater impact on the area's visual amenities to what was previously considered and therefore it is considered that this application is acceptable and that it complies with the requirements of policies B22 and B23 in terms of design and visual amenities.
- 5.2.4 The site is within an area of special character, namely an area that has been designated as an essential area within the Wales Historic Parks and Gardens register. Consideration has already been given to the impact of the entire development on this area with the previous application and it is not considered that this amended proposal increases the impact on the character of the area to an unacceptable degree. It is therefore considered that the proposal satisfies the requirements of policy B12.
- 5.2.5 The Plas y Coed building itself and a number of the nearby buildings and structures are listed buildings. The proposed amendments here will not have a direct effect on these buildings or their setting more than what was considered previously. Observations were received from the Conservation Officer, confirming the above and it is suggested that a condition is imposed to ensure that the wall is maintained to an acceptable standard. By ensuring this is undertaken, it is considered that the proposal complies with Policy B3.

5.3 General and residential amenities

- 5.3.1 By approving the previous application, it was accepted that there would be an unavoidable impact on the amenities of the residents of Plas y Coed Lodge given that the entire site had not been used until recently. Therefore, consideration must be given to the difference from what was previously approved to what is proposed here and whether this proposal will have a more significant detrimental effect on the amenities of the Lodge compared with what was previously approved as a result of relocating the vehicular access into the site.
- 5.3.2 According to the applicant this application has been submitted following discussions with the Agent of the Penrhyn Estate who wished for the access in its approved form to be relocated so that it did not have an impact on the existing access into the castle through the western entrance. This meant that there was a need to move the access away from this direction, which obviously means that it is positioned closer to the Lodge. There is a difference of approximately 20 metres in terms of the distance between the location of the approved access and the new location as proposed here. The planting screen as previously proposed continues to be included here also, but it

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will be intensified from what was previously proposed which means that a natural buffer would still to be in place between the Lodge and the road/access. A request is usually made for details of this planting work through a formal condition, in doing this it is considered that the requirements of policy B27 are satisfied. It is also proposed to increase the height of the existing stone wall to 1.5 metres between the Lodge and the proposed access which is an effort to ensure that the lights of vehicles visiting the new estate will not have an excessive impact on the Lodge.

- 5.3.3 An obvious consequence of relocating the access is the need to ‘turn’ the orientation of the first three houses into the estate and relocate the gardens. This means that the front elevation of the three buildings will now face the Lodge rather than the rear elevation as previously approved. These houses are no closer than what was previously approved, with a distance of approximately 20 metres between the houses and the Lodge being maintained. It can be seen that as a result of the proposal to turn the houses two of these houses include two windows on the first-floor front elevation compared with three windows at the rear of the first-floor. The gardens of these houses are also being moved, and although it is proposed to create the access and the road is where these gardens would have previously been, this could mean that there would be less of an impact on the amenities of the Lodge, given that these gardens would have backed onto the planting screen along the boundary with the Lodge.
- 5.3.4 Reasons have been highlighted following the approval of the previous application, so that it is no longer possible to develop the site as approved in terms of the access to the 17 new living units that will be built. Consideration must be given to the impact on the general and residential amenities of the area along with the consideration that is given to the planning permission that has been granted to redevelop the entire site. Although changing the details of an application is not desirable, following consideration, discussions and an agreement in relation to the previous application, it can now be seen that in order to implement the planning permission that already exists for the redevelopment of the Plas y Coed site, the approved access will have to be moved.
- 5.3.5 This amendment is considered reasonable under the circumstances and the amendments made to the proposal following the previous refusal are a further attempt to safeguard the residential amenities of the residents of the Lodge. It is not considered that relocating the access and ‘turning’ the houses (which also means relocating the gardens), is a substantial unacceptable change compared to what has already been approved and, therefore, it would not be unacceptable in terms of compliance with the requirements of policy B23.

5.4 Transport and access matters

- 5.4.1 There is no objection to this proposal by the Transportation Unit. The access and its location, as was the case in the previously approved application, are considered acceptable and it is suggested that a standard condition is imposed to ensure that the access is completed to the expected standard.
- 5.4.2 Confirmation has been given that imposing a condition or a standard note involving the road towards the site from the nearest public road cannot be suggested as this is a private road. It is not believed that the development is unacceptable and it would not have a more unacceptable effect than what was previously approved and, therefore, it is considered that it would satisfy the requirements of policy CH33.

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Biodiversity/Tree Issues

- 5.5.1 The Biodiversity Unit highlighted initial concern about the application, specifically about the element that would mean that the gardens would now be verging on protected trees rather than the road as previously approved and the possibility that further developments would be made within those gardens (such as erecting sheds etc.) that would have an impact on these trees. Similar observations were also received from Natural Resources Wales, confirming that this opinion had been highlighted at the time of the previous application. As noted above in this report, these previous observations had not been received until after that application had been determined.
- 5.5.2 After a further discussion, the Biodiversity Unit is willing to accept the amendment to relocate the access provided that a condition is imposed to remove permitted development rights in these gardens unless a formal planning application is submitted and approved. Confirmation was requested from Natural Resources Wales on whether this would satisfy their concerns also but at the time of writing this report, no response had been received. If a response is received in due course this will be reported as additional information or verbally to the planning committee.
- 5.5.3 By ensuring that these trees will be protected, it is also believed that any protected species making use of these trees will also be protected and that there would not be any detrimental effect on protected species. In doing this, it is considered that the requirements of policy B19 and B20 are satisfied.

5.6 Relevant planning history

- 5.6.1 The planning permission to convert the Plas y Coed building and to erect 17 separate residential units is extant. The planning permission meant that a listed building in a very poor state of repair was being renovated and that affordable units were provided along with a financial contribution towards other affordable provision in the Bangor area. The three units that form part of this application are exactly the same as what was previously approved, apart from the fact that the buildings are being re-orientated. Full consideration has been given to a residential development on the site and its compliance with the requirements of Policy CH3.

5.7 Response to the public consultation

- 5.7.1 It is considered that the observations received have been considered in detail in the assessment noted above. It can be seen that emphasis is placed on the fact that planning permission has already been granted to redevelop this site and is extant and that the current application seeks to alter a comparatively small element compared with what was previously considered acceptable.
- 5.7.2 However, it is believed that the observations received have been given full consideration as material planning considerations and the recommendation is made following these considerations.

6. Conclusions:

- 6.1 This site is located within the development boundaries of the city of Bangor as noted in the GUDP. It forms part of a broader area that has been designated for redevelopment within the relevant Development Brief.

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- 6.2 Full planning permission has already been granted for this site. This planning permission is extant which means that work on the approved development could commence at any time within a specified period. Elements of this application have been amended from what was previously refused in response to the reasons for refusal and this is an attempt to ensure that the residential amenities of the residents of the Lodge will not be affected to an excessive degree from what was previously considered and approved. Therefore, to confirm: it is not believed that this proposal is unacceptable compared with what was previously approved and it can be seen from the information in the report that the submitted changes are required for specific reasons.
- 6.3 In light of the above, and having given full consideration to all relevant planning considerations including letters of objection and the submitted observations, it is considered that this proposal is acceptable and that it complies with the requirements of local and national policies and guidance.

7. Recommendation:

- 7.1 To approve – conditions
1. Time
 2. Comply with plans
 3. Materials
 4. Removal of permitted development rights
 5. Landscaping details
 6. Note on Party Wall Act requirements



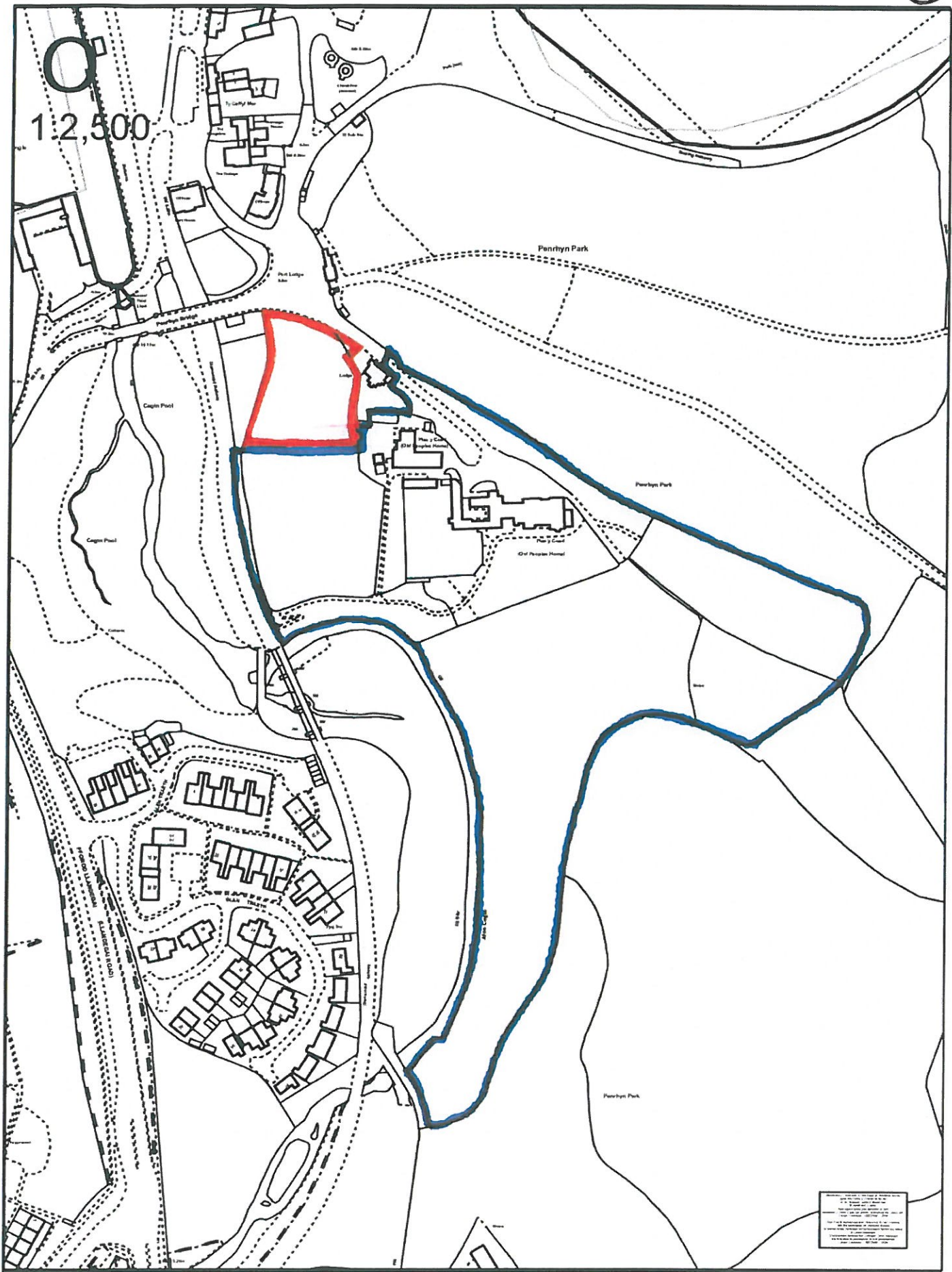
Rhif y Cais / Application Number : C14/0865/16/LL

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Location Plan for identification purposes only. Not to scale.

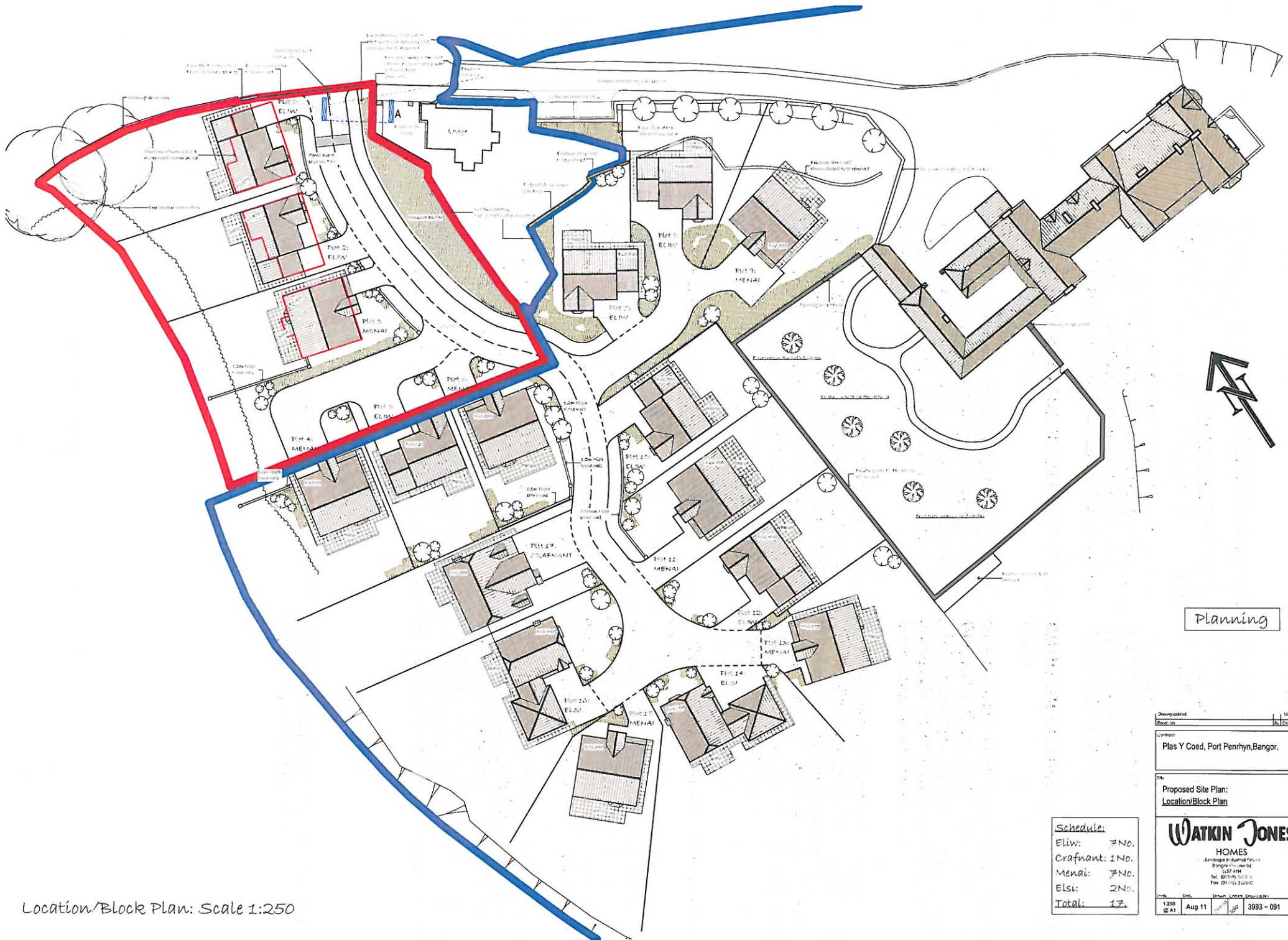


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PLAS Y COED, BANGOR



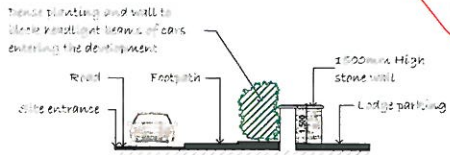
Planning

Location/Block Plan: Scale 1:250

Schedule:	
Eliw:	7No.
Crafnant:	1No.
Menai:	7No.
Els:	2No.
Total:	17.

Drawn/checked	10/8/11
By	BC
Project	
Plas Y Coed, Port Penrhyn, Bangor.	
Title	
Proposed Site Plan: Location/Block Plan	
<p>WATKIN JONES HOMES Landscape Architects Bangor, Gwynedd LL57 4PH Tel: 01753 533333 Fax: 01753 533333</p>	
Scale	1:250
Date	Aug 11
Drawn/checked	3993-091
By	A





Site Section A: Scale 1:100

Proposed Site Plan: Scale 1:250

Planning

Two parking spaces added - wall to be increased, parking buffer removed	01.08.14 M
Access road amended, speed humps and tree canopy added, visibility lines added	25.08.14 L
Access road plus 1.2 x 1.7m road	27.08.14 K
Path and 5.0m wide additional road garden area	11.09.14 J
Road line amended adjacent to plots 3 and 4	01.04.15 I
Plot 22 & 23 re-positioned, (20 changed to a Menai; stone walls added; trees removed)	27.02.15 H
Utility Network	21.01.15 G
Showing Fire doors to Plot 20 Lodge	15.01.15 F
Revised the balance plot 11 & 15 revised as per comments from LA	27.07.14 E
No. 15 included, Content of existing trees removed	11.02.14 D
No. 15 removed from development - plots re-arranged	27.04.14 C
Scheme layout revised	24.01.14 B
3 Trees omitted in concordance with Arboricultural Ltd. Ltd	15.12.13 A
Revised	10.12.13

Contract
Plas Y Coed, Port Penrhyn, Bangor.

Proposed Site Plan

Schedule:

Eliw:	7 No.
Craftman:	1 No.
Menai:	7 No.
Elsi:	2 No.
Total:	17.

WATKIN JONES
HOMES
 Landmark Residential Developments
 8, 10 & 11, The Quadrant
 Llandudno, LL50 9PH
 Tel: 01752 353114
 Fax: 01752 353100

Drawn	Checked	Designed by	Rev
1:100/100	Aug 11	3993-09	M



Plas Y Coed, Port Penrhyn

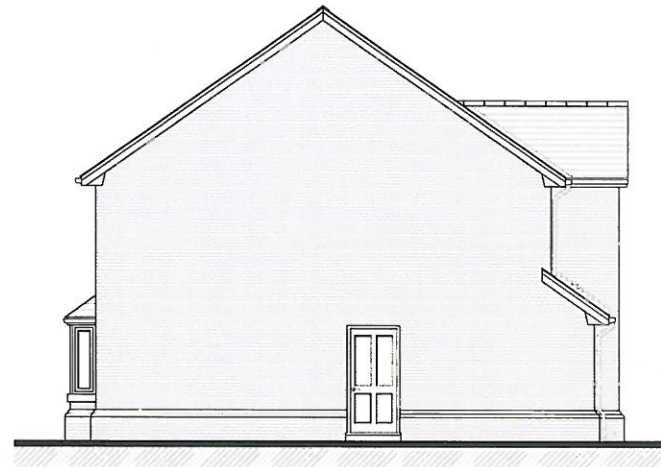
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Proposed Ground Floor & Front/Side Elevations

3993 - 17 ~ A



Proposed Front Elevation



Proposed Side Elevation



Proposed Ground Floor Plan

House type; Menai

Finishes to be:-

- Walls to be in facing brickwork to Local Authority Approval.
- Roofs to have a Natural Slate finish.
- All windows to be Pvc-U (Door and window styles are indicative only) Doors to be either painted timber or Pvc-U.
- Tarmacadam to roads with brick paviers to parking areas.

Planning

Ground Floor: 62.3m² ~ 671^{sqft}
First Floor: 76m² ~ 818^{sqft}
Total Floor Area: 138.3m² ~ 1489^{sqft}



Plas Y Coed, Port Penrhyn

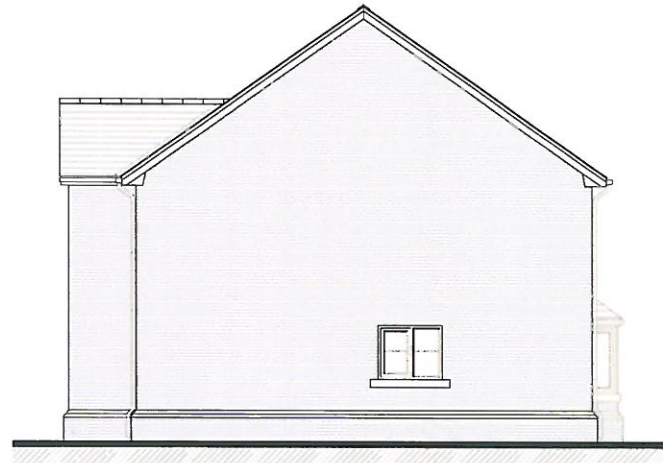
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Proposed First Floor & Rear/Side Elevations

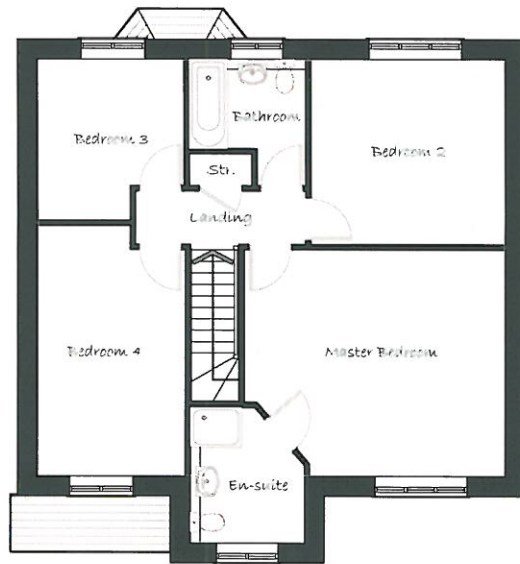
3993 - 18 ~A



Proposed Rear Elevation



Proposed Side Elevation



Proposed First Floor Plan

House type; Menai

Finishes to be:-

- Walls to be in facing brickwork to Local Authority Approval.
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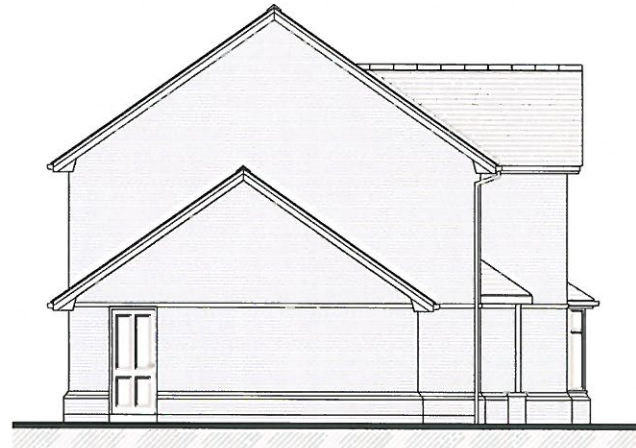
Planning

Ground Floor: 62.3m² ~ 671^{sqft}
First Floor: 76m² ~ 818^{sqft}
Total Floor Area: 138.3m² ~ 1489^{sqft}

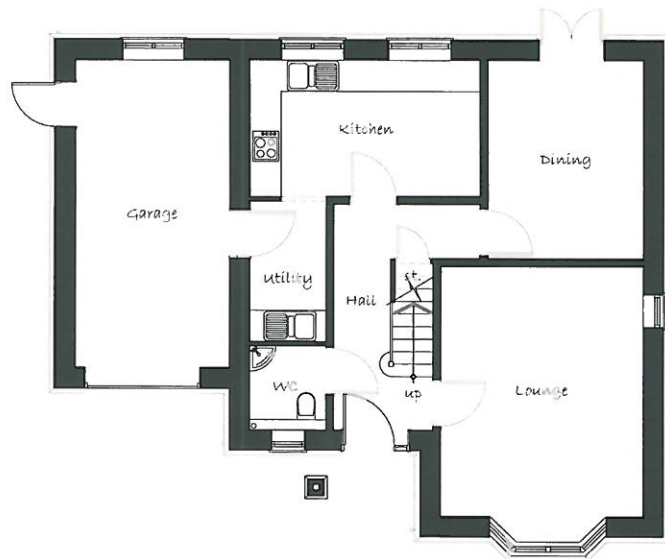




Proposed Front Elevation



Proposed Side Elevation



Proposed Ground Floor Plan

House type; Eliw

Finishes to be:-

- Walls to be in facing brickwork to Local Authority Approval.
- Roofs to have a Natural Slate finish.
- All windows to be Pvc-U (Door and window styles are indicative only) Doors to be either painted timber or Pvc-U.
- Tarmacadam to roads with brick paviments to parking areas.

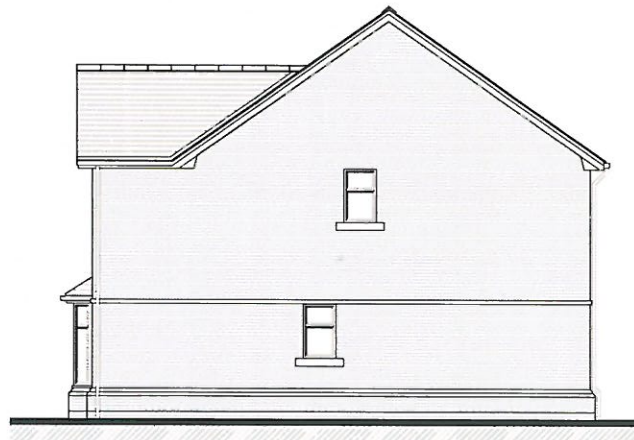
Planning

Ground Floor: 62.7m² ~ 675sqft
First Floor: 61.8m² ~ 665sqft
Total Floor Area: 124.5m² ~ 1340sqft

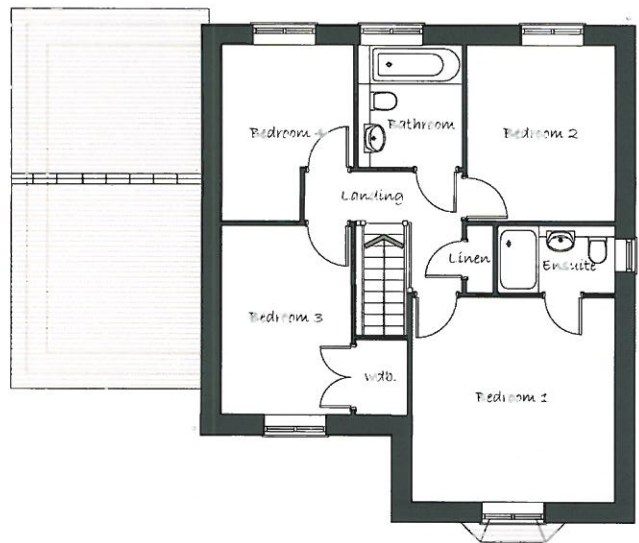




Proposed Rear Elevation



Proposed Side Elevation



Proposed First Floor Plan

House type; Eliw

Finishes to be:-

- Walls to be in facing brickwork to Local Authority Approval.
- Roofs to have a Natural Slate finish.
- All windows to be Pvc-U (Door and window styles are indicative only) Doors to be either painted timber or Pvc-U.
- Tarmacadam to roads with brick paviments to parking areas.

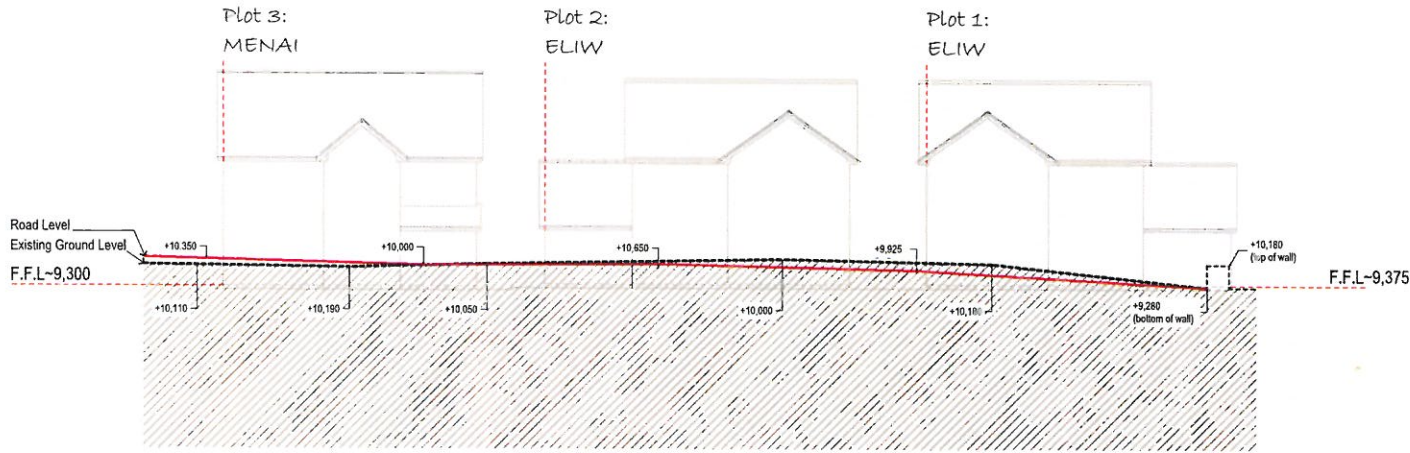
Planning

Ground Floor: 62.7m² ~ 675^{sqft}
 First Floor: 61.8m² ~ 665^{sqft}
 Total Floor Area: 124.5m² ~ 1340^{sqft}

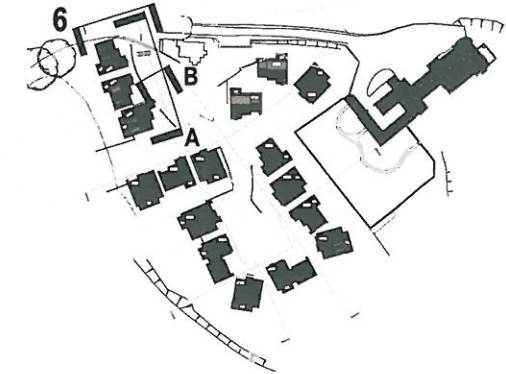


Existing boundary wall to lodge reduced
Existing boundary wall height amended

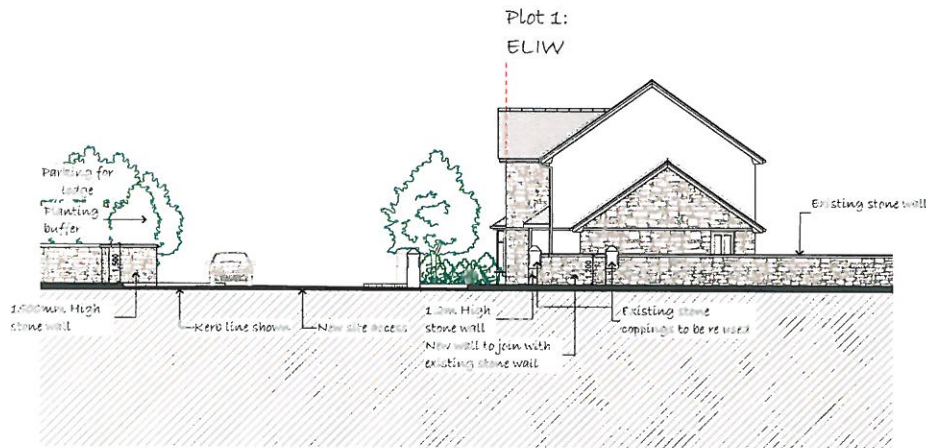
27-03-14 - B
08-09-14 - C



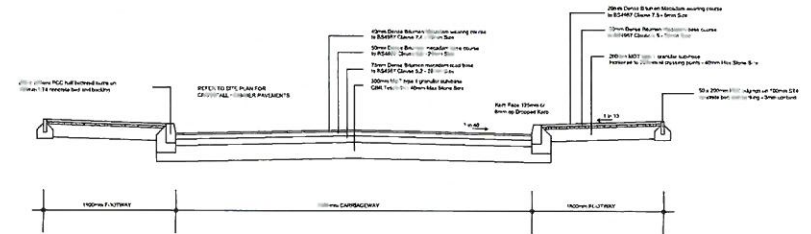
Road Section A:



Key Plan: Scale NTS



Street Scene 6



Road Section B: NTS