
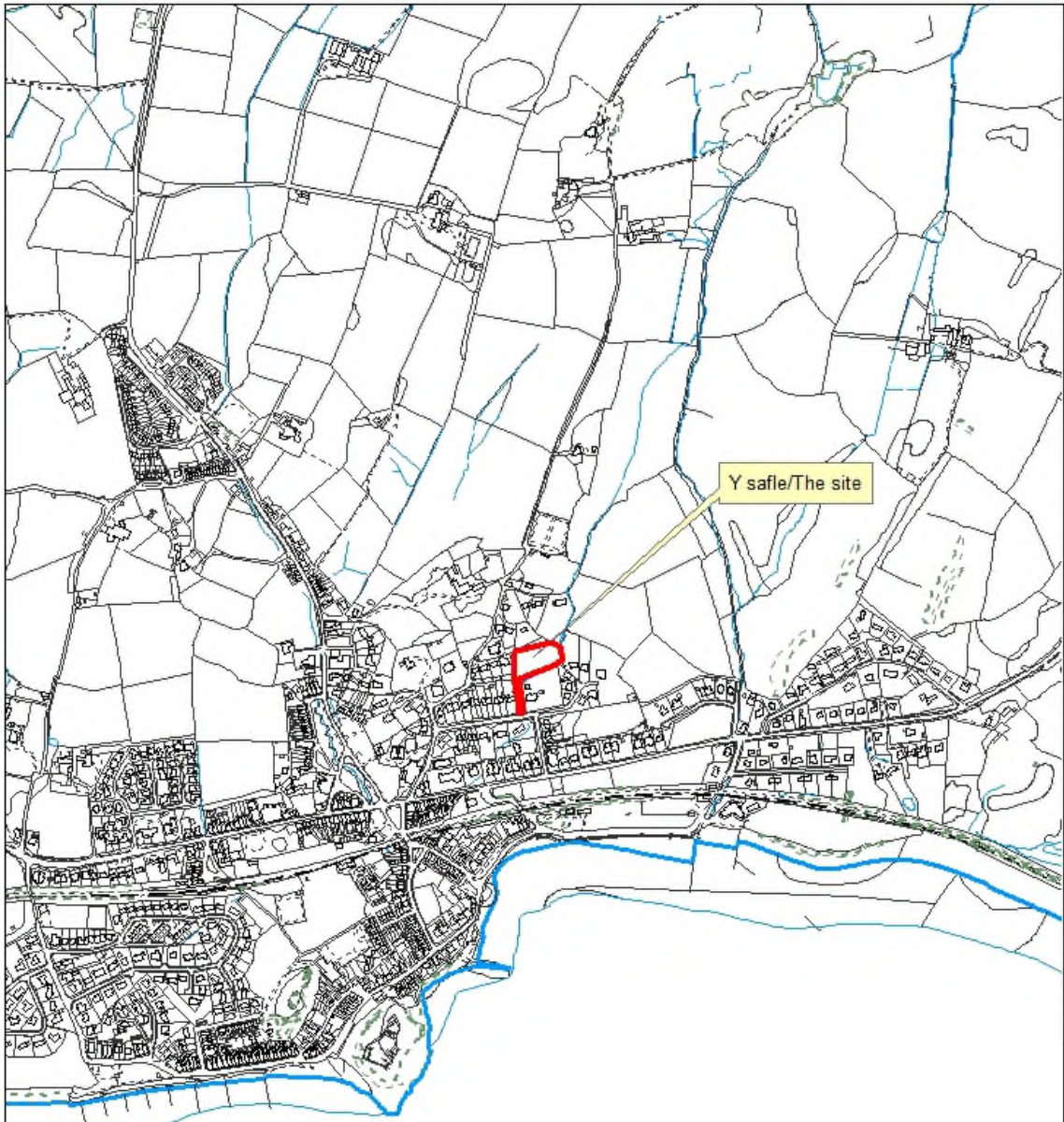


Number: 1

 Rhif y Cais / Application Number : C12/1529/35/AM
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PLANNING COMMITTEE	DATE: 02/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C12/1529/35/AM
Date Registered: 07/01/2015
Application Type: Outline
Community: Cricieth
Ward: Cricieth

Proposal: OUTLINE APPLICATION FOR THE ERECTION OF FOUR DWELLINGS, ONE AFFORDABLE HOUSE AND THE CONSTRUCTION OF A NEW VEHICULAR ACCESS (AMENDED PLAN TO PROVIDE AN AFFORDABLE HOUSE)

Location: LAND TO THE REAR OF WHITE HOUSE, LÔN TY'N LLAN, CRICIETH, GWYNEDD

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT AND CONDITIONS

1. Description:

- 1.1 This is an outline application to erect five two-storey residential houses on a plot of land to the rear of the White House dwelling, which is located along the Ty'n Llan unclassified road in the coastal village of Cricieth. Originally, the application was for the erection of four houses. However, following discussions regarding policy needs and the need to provide affordable housing, an amended plan was received for the erection of five houses. One of the five proposed plots will be an affordable plot.
- 1.2 The land forms part of the White House's substantial gardens and tennis court. By now, the land has overgrown and it is evident that no use has been made of this part of the land for many years. The plot of land is located on a slope with houses to the rear and to the side on a slightly higher level than the site. The site is within the Cricieth development boundary.
- 1.3 The application is an outline one, therefore there are no detailed plans of the houses but the application provides an indication of the layout and size. However, the access to the site forms part of the application. The site will be accessed via a new access road between the White House and Hendre Wen and would lead off the Ty'n Llan unclassified road which also links to the A497 highway.
- 1.4 The following information has been submitted with the application:
 - Design and Access Statement
 - Community and Language Impact Statement
 - Affordable Housing Statement
 - Trees Assessment
- 1.5 The application is submitted to committee as the size of the proposed development is greater than that which can be dealt with under the delegated procedure.

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.

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2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impacts in the form of an environmental assessment or assessments of other impacts.

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B19 – PROTECTED TREES, WOODLAND AND HEDGEROWS

Proposals which will lead to the loss or damage of a protected tree, woodland or hedgerow will only be permitted when the development's economic and/or social benefits outweigh any harm.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding 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 protecting the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES

Approve proposals to build new dwellings on unallocated sites within the boundaries of Local Centres and Villages provided they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the

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accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

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:

- Affordable housing
- Planning and the Welsh Language
- Gwynedd Design Guidelines

2.3 National Policies:

Planning Policy Wales, Edition 7, July 2014

Technical Advice Notes (TAN)

- TAN 2: Planning and Affordable Housing
- TAN 12: Design
- TAN 20: Planning and the Welsh Language

3. Relevant Planning History: None

4. Consultations:

Community/Town Council: Support the proposal, provided that the Council's Highways Department is satisfied with the access.

Transportation Unit: No objection to the proposal – access through the existing property with satisfactory access from the adopted estate road, and sufficient parking provision within the curtilage. Propose conditions. No observations have been received in response to the amended plans.

Welsh Water: Standard advice and suggest relevant conditions.

Trees Unit: No objection to the original or amended proposal. Need to impose conditions regarding submitting a work plan as an update to the trees report and the landscaping plan.

Affordable Housing: No objection. Observations confirm the need for affordable housing in Gwynedd and the size of affordable housing. It would be necessary to consider giving a discount of around 30% if the house was not already affordable.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The first advertising period came to an end and a letter of objection was received on the following grounds:

- The density of the development is contrary to neighbouring houses
- The height of the houses

One letter was received supporting the plan.

In light of receiving the amended plans the public were consulted again, and one letter of objection was received on the following grounds:

- The density of the development is contrary to neighbouring houses

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policies C1 and CH4 of the GUDP are relevant to this application. Policy C1 relates to locating new developments, and the main focus of the policy is to support developments within the development boundaries of towns and villages. The application site is within the development boundary of Cricieth, therefore the application complies with policy C1. Policy CH4 permits erecting new housing on unallocated sites within the development boundaries of local centres and villages, provided the proposal satisfies the criteria in the policy.

5.2 Policy CH4 seeks for sites to provide a percentage of affordable units unless, having considered all the relevant factors, that it would not be appropriate to provide affordable housing on site. This application was originally for the construction of four open market houses without any affordable housing provision. Following discussions, an amended plan was received to erect five houses with the provision of one affordable house. It is considered that the proportion of affordable units is acceptable and therefore meets the needs of policy CH4. The Strategic Housing Unit has acknowledged affordable housing needs in Gwynedd and the size needs of affordable housing. However, the application at hand is an outline application, and the size of the proposed affordable house is only indicative. It would be necessary to assess the size of the house, the number of bedrooms and its suitability as an affordable house during the application for the reserved matters.

5.3 It is therefore considered that the principle of the application is acceptable and complies with policies C1 and CH4.

General and residential amenities

5.4 Policy B23 is relevant to this aspect of the application. Policy B23 states that proposals which would cause significant harm to the amenities of the local community should be refused. The proposal involves extending the existing drive between the White House and Hendre Wen in order to create an access road to the site, which means that this development is a type of backland development. Regardless, this is not a reason in itself for refusing the application if the proposal is not otherwise detrimental. It is acknowledged that there will be some degree of noise disturbance should the development be approved, based on daily movements in and out of the site itself, however, it is believed that this degree of noise would not be

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unacceptable or significant given the existing residential dwellings around the site and the proximity of the site to the A497 which is a busy road.

- 5.5 Matters relating to design, finishes and elevations are matters that are considered when dealing with a detailed application or a reserved matters application. The agent has suggested that the maximum height of the houses would be 7 metres, however the finished height of the houses, as well as their layout and the location of windows, will be a material consideration when deciding on a reserved matters application; for example, any impact relating to overlooking will be considered when detailed plans are submitted, and it will be ensured that the requirements of Policy B23 are met. Despite this, the agent has submitted cross-sections and details of levels in order to show that it would be possible to locate and design the houses without leading to unreasonable over-looking and loss of privacy for the nearby houses. Despite the objection to the application, it is not considered that a development of five houses on this site is an over-development, nor is it completely contrary to the development pattern and housing density in this part of Cricieth. The plan also allows for enough curtilage and parking space for the White House and the White House Cottage.
- 5.6 Policy B22 is not completely relevant to an outline application as it relates to the Building Design and seeks to respect the site in terms of scale, size, form, density, location, plan etc.; and for it not to have an unacceptable detrimental impact on the form and character of the townscape or on prominent public vistas. Nevertheless, the application asks for agreement to be sought on the access and the access is considered acceptable in the policy context as the form, density and design would be acceptable considering the site and its surrounding area. It is not believed that there would be an unacceptable detrimental impact on the form and character of the townscape as a result, or that any prominent vistas will be lost. Of course, the remaining design aspects will be subject to a condition to be approved by means of a reserved matters application.
- 5.7 Because of the location of the site and although the type, size, design and finishes of nearby houses vary, it must be ensured that it will be a development of a high design standard, and in doing so, it can be ensured that the requirements of policies B22 and B23 are satisfied by imposing appropriate planning conditions.
- 5.8 Overall, it is not considered that the proposal would have a significant impact in terms of disturbance, loss of privacy, light or shadowing. The concerns of the objectors have been acknowledged and have been given full consideration; however, it is considered that the development is acceptable and complies with policies B22 and B23 of the UDP.

Visual amenities

- 5.9 As this is an outline application no details were received about the design of the proposed houses, apart from their size and height. A plan was received which showed the layout of the site, including the location of the houses and the arrangement for transport. Due to the location of the site around other houses, it is not considered that there would be an unacceptable detrimental impact on the form and character of the townscape. It is considered that the general layout of the site is acceptable, that the density of the development is acceptable, that the size of the houses are suitable in terms of maximum scale, and that it is possible, through conditions and by considering an application(s) containing full details, to control the remaining details of the development. It is therefore considered that the application meets the requirements of policies B22, B23 and B25 of the UDP.

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Trees matters

5.10 Policy B19 safeguards trees, woodlands and hedges. The trees to the eastern side of the site are safeguarded through a tree preservation order. A trees assessment was received from a specialist as part of the application. Along with appropriate conditions to safeguard the trees, the Council's Trees Officer did not have any objection to the proposal.

Transport and Access Matters

5.11 Policies CH33 and CH36 relate to safety on roads and streets and private car parking facilities. The transportation unit has responded to the consultation and has no objection to the proposal. The submitted plan shows that turning space and enough parking spaces can be provided for vehicles within the site which satisfies the requirements of policy CH36. With conditions, it is considered that the proposal complies with policies CH33 and CH36 of the GUDP.

Linguistic Matters.

5.12 Policy A2 states that proposals which would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. In accordance with the Planning and the Welsh Language supplementary planning guidance, a community and linguistic impact assessment was submitted with the application which included specific information regarding the area and local population and the development's impact on relevant matters. The report acknowledges the importance of the Welsh language and the consideration that should be given to all relevant issues.

5.13 Due to the development's location, it is likely that the development would make a positive contribution to the community. However, due to the nature and location of this development away from tourism / maritime locations, it is not anticipated that the development would attract buyers searching for a second home and it is unlikely to have a harmful impact on the community. To this end, it is not believed that the proposal is contrary to Policy A2, as it is not considered that there would be pressure on the language or a negative effect on the community. This is also in accordance with the Supplementary Planning Guidance: Planning and the Welsh Language.

6. Conclusions:

6.1 Based on the above assessment, and having considered all the relevant matters, including the objection, it is not considered that the proposal is contrary to the local and national policies and guidelines noted in the assessment, nor are there any material planning considerations that state otherwise. Based on the above, it is considered that the proposal is acceptable subject to relevant conditions.

7. Recommendation:

7.1 To delegate the power to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 Agreement relating to providing an affordable house for the general local need and to relevant conditions relation to:

1. Five years
2. Submit reserved matters within three years
3. Materials and finishes
4. Access and parking
5. Landscaping
6. Removal of permitted development rights.

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7. Welsh Water
8. Preserve trees
9. Development to comply with the approved plans



Rhif y Cais / Application Number :

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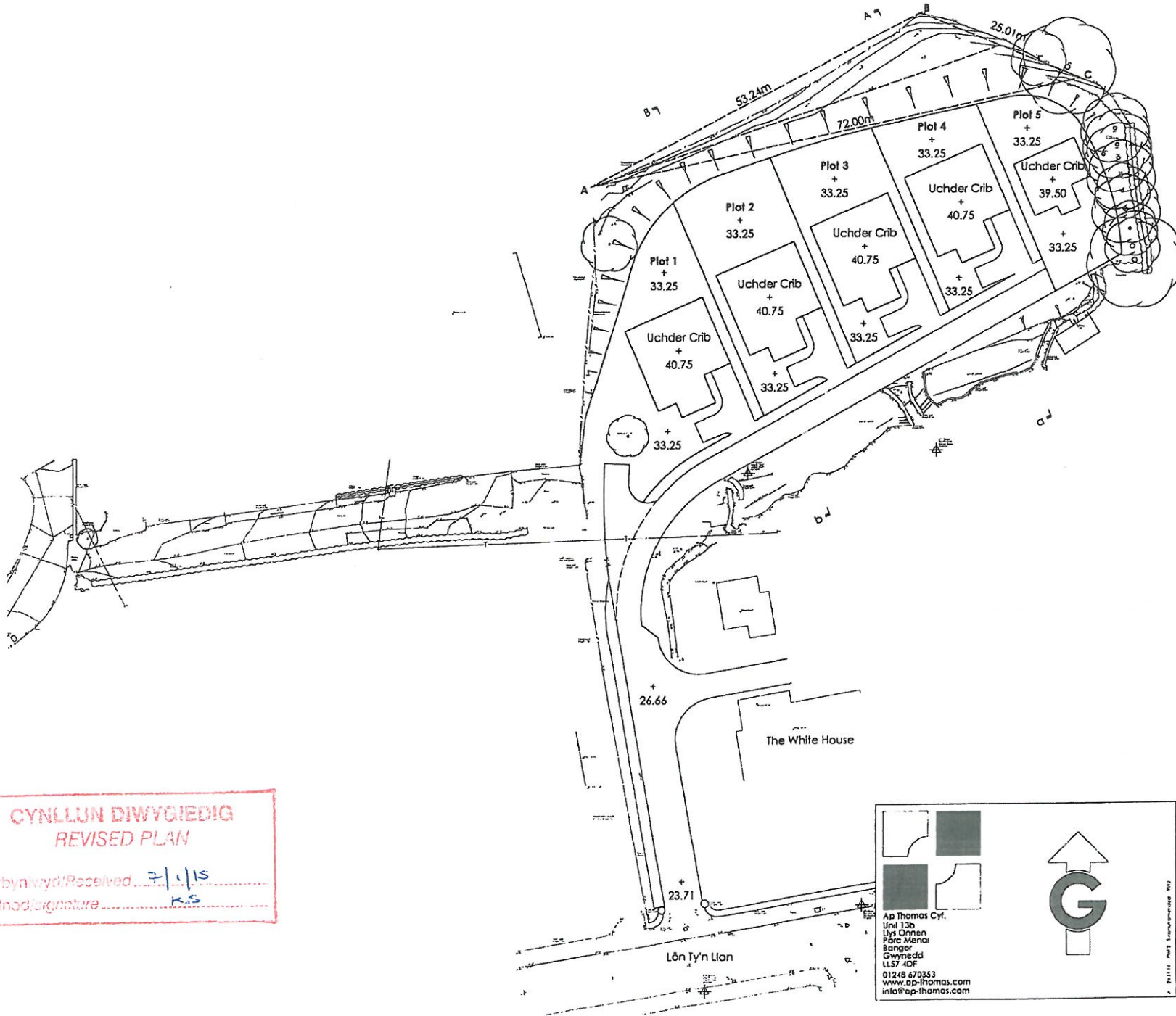
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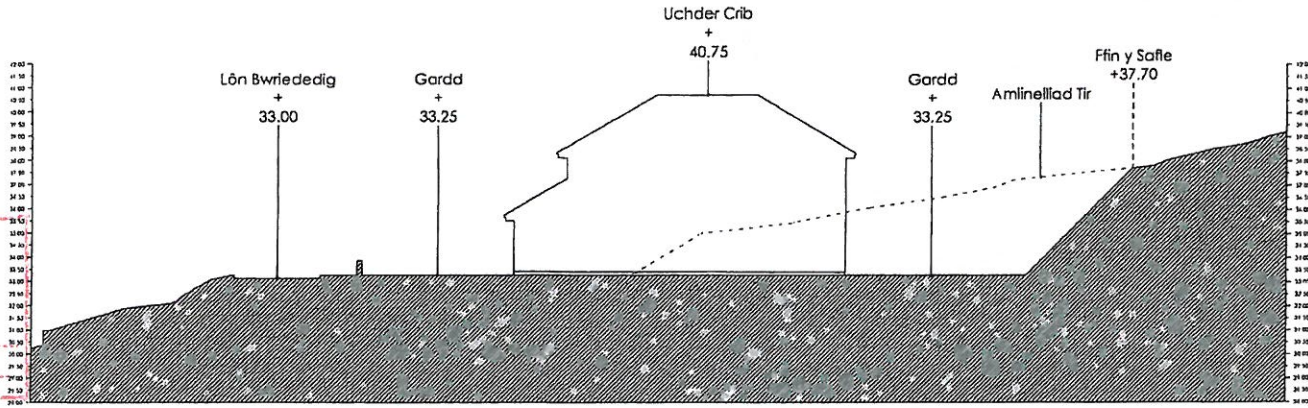
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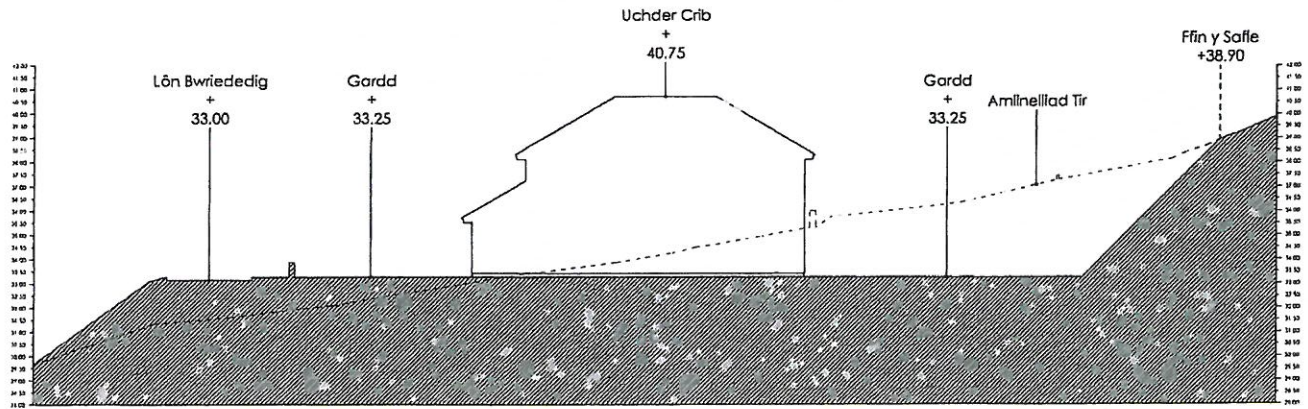
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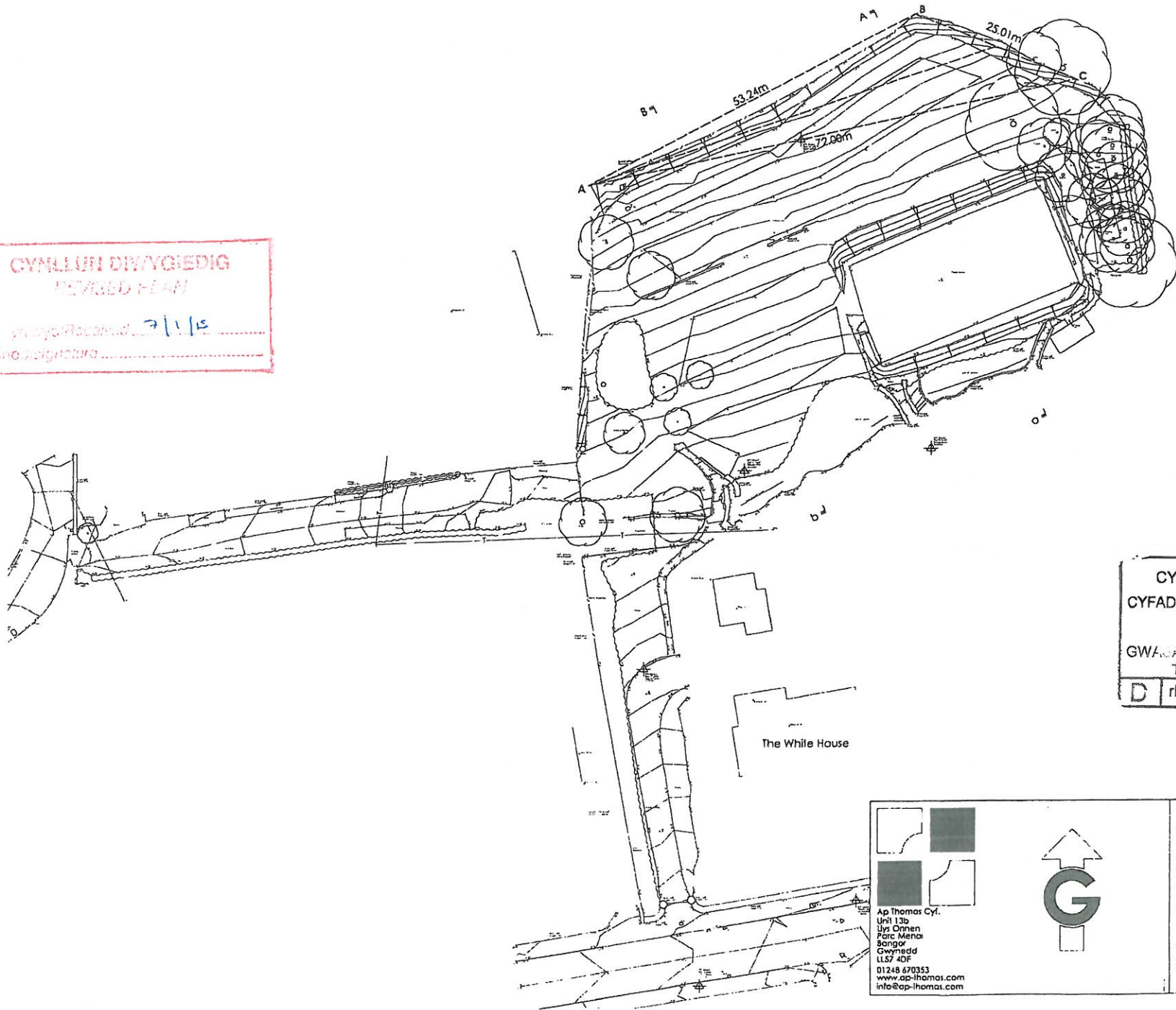
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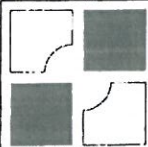
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The White House



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