

PLANNING COMMITTEE	DATE: 15/01/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 3

Application Number: C17/0912/35/AM)

Date Registered: 22/09/2017

Application Type: Outline

Community: Cricieth

Ward: Cricieth

Proposal: Resubmission of application approved under C12/0476/35/AM for the demolition of existing buildings and the erection of seven residential units.

Location: Station Bakery, High Street, Cricieth, Gwynedd, LL52 0RN

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

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1. Description:

- 1 This is an outline application for the demolition of an existing bakery building and the erection of seven dwellings in its stead. The application is a resubmission of a previously approved application under C12/0476/35/AM; the application is being resubmitted as the previous permission has expired. This is an outline application with matters of access, layout and scale included and appearance and landscaping reserved. It is the principle of this development that is mainly under consideration, rather than the full details.
- 2 The site is located to the north of the railway. A public footpath runs along but outside the western boundary of the site, and the High Street is to the north of the site. There are dwellings, a public house and a Railway Station near the site. The land to the south-east between the site and the public car park is under lease to the applicant by the Council and is used to store caravans. The site is entirely within the Cricieth development boundary.

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.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty 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. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Gwynedd and Anglesey Joint Local Development Plan 2017:

PS2: Infrastructure and developer contributions

ISA 1: Infrastructure provision

TRA 2: Parking Standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PCYFF 1: Development Boundaries

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PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

TAI 2: Housing in Local Service Centres

TAI 8: Appropriate Housing Mix

PS 18: Affordable Housing

TAI 15: Affordable Housing Threshold and Distribution

PS19: Conserving and where appropriate enhancing the natural environment

Supplementary Planning Guidance: Affordable Housing 2009

Supplementary Planning Guidance: Housing Developments and Educational Provision 2009

Supplementary Planning Guidance: Planning Obligations 2009

2.4 **National Policies:**

Planning Policy Wales, Edition 9, (2016).

Technical Advice Note (TAN 2) "Planning and Affordable Housing" (June, 2006).

Technical Advice Note (TAN 12) "Design" (2016)

3. **Relevant Planning History:**

C06D/0758/35/AM – Demolition of existing buildings and the erection of seven dwellings - Approved - 13.07.2009

C12/0476/35/AM - An outline application to demolish existing buildings and erect seven residential units - APPROVED - 17.10.2013

4. **Consultations:**

Community/Town Council: No objection

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

It is recommended that the highways conditions/notes included in the previous application be included in this, with the exception of the application for a section 171/184 licence - this note is not required as the site abuts a private road.

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- Welsh Water: Standard conditions
- Biodiversity Unit: The buildings earmarked for demolition have a metal roof; they are, therefore, unlikely to be suitable areas for bats.
- I have no biodiversity concerns for the demolition work in the short term, but the building would have to be reassessed for protected species (i.e. bats and birds) within five years. Consequently, I would like to impose a planning condition that the building be reassessed prior to demolition.
- I would also like a condition which states that the new houses must have 'swift bricks'
- Affordable Housing: The proposal partly addresses the need in the area. 30% of the units would need to be affordable units with a 30% discount
- Footpaths Unit: I refer to the above application. Following an inspection of the Official Map, I confirm that the development abuts public footpath No. 1, Cricieth Town Council. Therefore, the path must be safeguarded and access must be protected during and after the development.
- Network Rail: No objection in principle, but concerns are raised in relation to the increase in use of the crossing by the local school; the effects of which can be mitigated through awareness.
- General observations about implementing the permission.
- Public Consultation: A notice was posted on the site and nearby residents were informed. The advertising period ended and no letters/correspondence were received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site which is the subject of this application is located within the development boundary of Cricieth and within an area containing a mixture of commercial units and private housing. The proposal is for the erection of seven residential units, and confirmation has been received that the applicant is willing to offer two of those units as affordable units that will be subject to a 106 agreement to ensure their future affordability. Based on this and the

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observations of the Affordable Housing Unit, the proposal complies with the requirements of policies PCYFF 1, TAI 2, TAI 8, PS18 and TAI 15 which ensure developments within development boundaries, and a reasonable development within service centres, that offer a specific number of affordable housing.

Educational Facilities

- 5.2 Policies PS2 and ISA 1 of the LDP confirm, where a proposal generates a directly related need for new or improved infrastructure, that a financial contribution may be sought to secure improvements in order to make the proposal acceptable. In this case, it is necessary to consider whether this proposal would have a detrimental impact on the educational situation in Cricieth, specifically at Ysgol Trefferthyr, and also bearing in mind the proposed units designated for housing in Cricieth alongside this proposal when establishing whether it is appropriate to secure an educational contribution. Considering this, an assessment has been made which confirms that this development (as well as other sites which have been submitted or designated for houses) would not lead to overcrowding at the school; to this end, therefore, a financial contribution will not be required in this case.

Transport and access matters

- 5.3 The proposal involves gaining access to the site from the Ffordd Parciau road by removing the existing bollards at the entrance to the private road that runs past the site. The residential units would contain parking bays that are separate from the units, some would have car ports under the units. The Transportation Unit has no objection to the proposal.
- 5.4 Therefore, on this basis, it is considered that the proposal complies with the requirements of TRA 2, which ensures sufficient parking standards; and policy TRA 4, which ensures road safety.

Visual and General Amenities.

- 5.5 Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the LDP are relevant to this application and involve design, finishes, elevations, landscaping and visual and general amenities.
- 5.6 The existing site is tidy but industrial in nature, despite having quite low density use at present, the nature of the density could change at any time without the need for planning permission.
- 5.7 As this is an outline application, it is not possible to carry out a full assessment on the design; nevertheless, the matters that are to be assessed at present include layout and scale; and these aspects are considered acceptable in the context of the relevant policies as the scale, form, density and design would be acceptable considering the site and its vicinity. 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. The remaining design aspects

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will be subject to a condition to be approved by means of a reserved matters application. Similarly, the materials will be a matter to be dealt with by means of conditions imposed on this permission.

- 5.8 In terms of the residential amenities of the houses near the site, the current situation must first be considered. There is a mix of houses and businesses in the area and the railway is also nearby. The rear of the proposed buildings would back on to the business building of the Post Office in the same way as the existing development does but on a higher level. Whilst no elevations are part of the outline application it can be ensured, through a reserved matters application, that no unacceptable detrimental elements of amenity loss would derive from the proposal. It is not considered that an unacceptable element of loss of light or over-development would derive from the development of the site and, again, this can be further managed through the reserved matters application.
- 5.9 It is not considered that noise and nuisance during the development work is unreasonable in the short-term and the working time can be controlled by means of a condition to ensure this.

Biodiversity Matters

- 5.10 The Biodiversity Unit has confirmed that the buildings earmarked for demolition are not suitable for bats; it is, therefore, considered that the proposal complies with the requirements of policy PS 19 of the LDP.

106 Agreement Matters

- 5.11 In accordance with the requirements of TAI 15 developments to construct two or more residential houses must provide a percentage of affordable units. Sites in Cricieth are required to provide 30% of affordable units. In this development, this means two out of the seven proposed units. The agent for the application has confirmed that the applicant is willing to provide two affordable units at a 30% discount, and is willing to sign a 106 agreement to ensure this.

6. Conclusions:

- 6.1 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 delegate the right to approve subject to completing a 106 Agreement to bind two of the seven properties for affordable housing for local need with relevant conditions involving:
1. Time
 2. Reserved Matters
 3. Slate
 4. Welsh Water

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5. Highways/parking
 6. Working hours when developing the site
 7. Windows
 8. Withdrawal of permitted rights from the affordable units
 9. Finished floor levels
 10. Boundary treatments / landscaping
- Note: Water, Footpaths, copy of the Network Rail letter.