

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 7

Application Number: C18/0559/35/MG

Date Registered: 20/06/2018

Application Type: Reserved Matters

Community: Criccieth

Ward: Criccieth

Proposal: Erection of 34 sheltered housing units for the elderly, warden accommodation, two staff units, communal facilities, parking provision for residents, staff and George VI Hotel together with landscaping (reserved matters application under permission C16/0292/35/LL)

Location: Land adjacent to George IV Hotel, High Street, Criccieth, LL52 0BS

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a reserved matters application following the previous planning permission to change condition 3 of planning permission C13/0028/35/AM in order to extend the time granted to submit reserved matters. Outline application C13/0028/35/AM was an application to renew planning permission number C08D/0478/35/AM that was granted on appeal in 2010. The current application considers the details relating to appearance and landscaping that had been reserved for future consideration by means of a further application. Therefore, considerations relating to the principle, access, plan and size have been received and approved as part of the outline application, and only the appearance and landscaping were reserved matters that form part of the application before the committee.
- 1.2 The development involves erecting 34 sheltered housing units for the elderly, one warden accommodation unit and two staff accommodation units, and communal facilities. The proposal would also provide 18 parking spaces for use by the residential units' occupiers, and 15 parking spaces for use by the George IV Hotel on the opposite side of the High Street.
- 1.3 The site is currently used as a car park and garden associated with the hotel opposite the site. North of the site is the High Street, and to the south is a public car park. The site lies within the development boundary and also within the Conservation Area.
- 1.4 Detailed plans have been submitted noting the details of the building's elevations together with site landscaping. The remainder of the application's details are in accordance with those documents submitted as part of application number C13/0028/35/AM.

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 Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. 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 reaching 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.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**
 - PCYFF 2 – Development criteria
 - PCYFF 3 – Design and place shaping
 - PCYFF 4 - Design and landscaping
 - PS 20 - Conserving and enhancing cultural assets

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AT 1 - Conservation areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

In addition to the above, the following are also considered pertinent:

Gwynedd Design Guidance

2.4 National Policies:

Planning Policy Wales - Edition 9 (2016)

Technical Advice Note 12: Design

Technical Advice Note 24: The Historic Environment

3. Relevant Planning History:

3.1 C04D/0392/35/LL – Erect a building to provide 41 retirement flats together with additional provision, and a car park and landscaping. Withdrawn 16/02/09

3.2 C05D/0211/35/LL – Erect a building to provide 41 retirement flats together with additional provision, and a car park and landscaping. Refused 25/07/05

3.3 C08D/0478/35/AM – Construction of 37 residential units to include 34 sheltered housing units for the elderly, warden accommodation and two staff residences, parking provision for residents and staff, separate parking for visitors to the George IV Hotel and landscaping. Refused – Approved on appeal 15/03/10

3.4 C13/0028/35/AM - Renewal of planning permission C08D/0478/35/AM for the erection of 34 sheltered housing units for the elderly, warden accommodation, two staff units, communal facilities and parking for residents, staff and George VI Hotel together with landscaping - Approved 16/05/2013

3.5 C16/0292/35/LL - Application to change condition 3 of planning permission C13/0028/35/AM in order to extend the time granted to submit reserved matters - approved 02.08.16

3.6 C17/066636/AM - outline application to erect new buildings for a mixed development of 13 urban houses, 24 flats, associated bin storage area, bicycle storage area, car park, new shop units and a garden - although this application relates to the same site, it is a separate application and no decision has been made at the time of writing.

4. Consultations:

Community/Town Council: Object on the grounds of an over development, lack of affordable housing for local people, loss of a car park, insufficient parking offered and no language assessment on the impact of the development.

Transportation Unit: No objection

Natural Resources Wales: No observations

Welsh Water: Observations and standard conditions.

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Public Protection Unit:	Not received
Trees Officer:	Not received
Housing Strategic Unit:	Not received
CADW:	Comments regarding the impact of the development on the castle
Archaeological Trust:	Not received
Network Rail:	No objections but propose standard observations to protect their interests
Public Consultation:	<p>A notice was published in the local press and posted on site and nearby residents were informed. The advertisement period has expired and several letters/correspondences of objection were received on the following grounds:</p> <ul style="list-style-type: none"> • Overlooking and loss of privacy • Detrimental effect on residential amenities • Negative impact of the design on the character of the high street • Impact on a listed building. • Access and movements • Over development / excessive size • Loss of existing parking spaces • Site within a conservation area • No local demand • Pressure on infrastructure • Loss of trees/impact on biodiversity

5. Assessment of the material planning considerations:

Background of the previous application and the decision of the appeal

- 5.1 This is an application to agree only on the elevations and landscaping details of the site, and therefore there is no change to the plan in terms of size, setting and access from what was previously approved including what was approved via an appeal. The principle of this proposal has already been accepted and established by the Planning Inspector in his appeal decision, and by means of the further planning permission in order to extend the time. This is a material planning consideration. In respect of the appeal decision, the Inspector noted at the time that the effect on the Cricieth Conservation Area and the setting of the nearby listed buildings were the main matters to be considered.

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The principle of the development

- 5.2 The principle of the proposal has already been established in previous decisions, and this application does not require the re-assessment of the principle of residential development on the site as it is a reserved matters application that is before you.

Visual, general and residential amenities

- 5.3 Policies PCYFF 2, 3 and 4 of the LDP promote 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 (including the character of the conservation area in this case) 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 as shown involves constructing a substantial building within the site. The visual impact of the development which includes the effect on the conservation area, listed buildings and the streetscape have already been acknowledged as acceptable by the Planning Inspector and therefore these considerations are not material in the context of this current application.
- 5.5 What is material in the context of these current considerations are the building's elevations. It can be seen from the current plans that they reflect what was submitted previously in terms of design and finishes (although it was not necessary this was done in order to get an idea of the proposal). The current plans do not depart from what has already been seen. It is seen that the external finishes of the building would include a suitable mixture of finishes including rendered walls, timber cladding, use of natural stone on some aspects with a natural slate roof. In addition, it is proposed to have wooden doors and wooden sash windows. These finishes are common within the area and it is deemed that what is proposed is a suitable reflection of these general finishes. Therefore, bearing this in mind it is considered that the proposal is acceptable and satisfies the relevant requirements of policies of PCYFF 2 and PCYFF 3.
- 5.6 It is seen that the proposed landscaping scheme reflects the previously submitted indicative scheme. The Biodiversity Unit did not object the proposal in terms of landscaping matters at that time, although no observations have been received on this application at the time of writing this report, it is not believed that the proposed landscaping is likely to be unacceptable and is therefore in accordance with the relevant requirements of policy PCYFF 4.

Conservation/listed buildings matters

- 5.7 The site is located near to listed buildings, is within the Cricieth conservation area and is visible from the Cricieth Castle site. Observations were received from CADW noting that the new development because of the massing of the built form would form part of the Cricieth built landscape but the proposed buildings should avoid the contour of the existing buildings behind the site. In addition, it was noted that landscaping to the east of the site would need to maintain the vistas from the High Street towards the castle.
- 5.8 It is considered that the proposal continues to be acceptable in relation to these aspects as the size and setting of the development have not changed from what was previously approved. At the time of the original appeal, the Planning Inspector stated that 'the setting of the listed buildings would be preserved'. In addition, he noted 'that this new frontage would strengthen the visual link between the existing buildings and provide a

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firm visual edge to development along the southern side of the 'Stryd Fawr'. 'I conclude that the overall effect would be to enhance the approach into the historic town centre from the west ... The southern boundary would form part of the middle distance views from the Castle and Dinas .. the separation distance between these locations and the appeal site would reduce the overall visual impact of the development when viewed from these two areas'.

- 5.9 Therefore it is considered that the proposal continues to be acceptable in terms of these matters as it is not considered that it would have a detrimental effect on the setting of the listed buildings nearby, the conservation area or the historic designations further away, such as the castle. This is considered to be acceptable in respect of the relevant requirements of policies AT 1 and PS 20 together with the relevant guidance of Technical Advice Note 24.

Response to the public consultation

- 5.10 Following the public consultation period, observations were received from local residents as well as the Town Council stating their objection to the proposal on the grounds of various matters.
- 5.11 As previously mentioned, this is a reserved matters application to discuss the elevation and landscaping of the site only. All other matters have already been approved by the Planning Committee and the Planning Inspectorate. Therefore we cannot discuss or assess those matters that do not pertain to the elevations and landscaping as part of this application.
- 5.12 It is believed that full consideration has been given to the all material planning observations received from the statutory consultees and the public as part of this current application and that no one was let down during the consultation process.

6. Conclusions:

- 6.1 Based on the above, and having considered all the relevant planning matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and complies with the relevant requirements of the adopted policies.

7. Recommendation:

- 7.1 To approve subject to condition
1. Compliance with plans
 2. Note to maintain the development in accordance with previous conditions
 3. Welsh Water Note