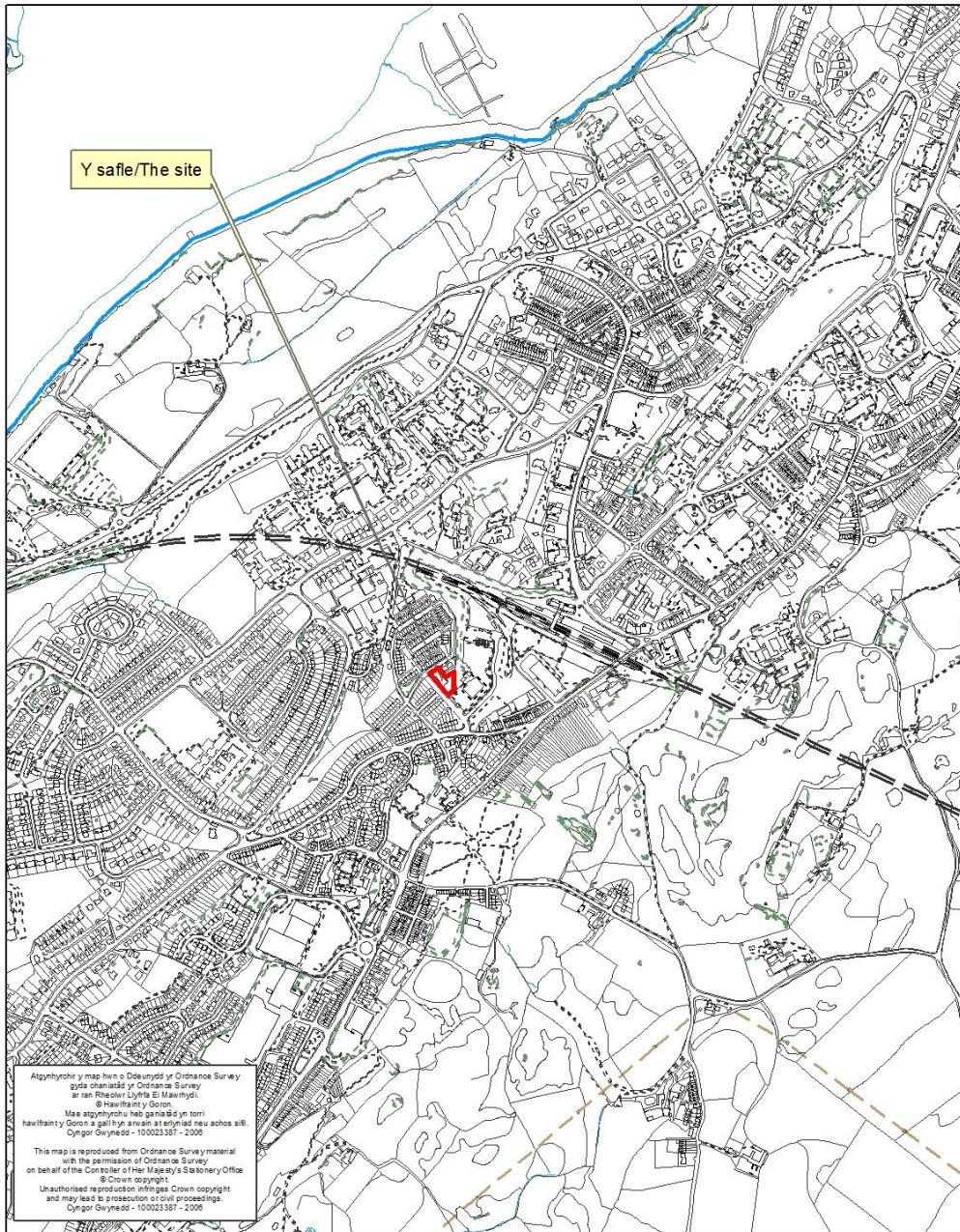


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Rhif y Cais / Application Number : C15/0533/11/LL

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



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Application Number: C15/0533/11/LL
Date Registered: 30/06/2015
Application Type: Full - Planning
Community: Bangor
Ward: Hendre

Proposal: APPLICATION FOR THE DEMOLITION OF THE EXISTING BUILDING AND ERECTION OF A THREE-STOREY BUILDING TO CREATE 27 FLATS FOR STUDENTS, RELOCATION OF PAVEMENT AND CREATION OF LAY-BY AND PARKING FOR 7 VEHICLES.

Location: RAILWAY INSTITUTE, EUSTON ROAD, BANGOR, LL572YP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 This is a full application for the demolition of the existing building together with the erection of a three-storey building to create a total of 27 flats for students together with the provision of a bin storage, bicycle storage, landscaping and parking spaces on the street.

1.2 The site is located within a residential area in Bangor City and is within the development boundary as shown in the Gwynedd Unitary Development Plan. The site is located on steep land along Euston Road, near the Postal Sorting Office and the railway. The traditional terraced houses of Belmont Street, Clarence Street and Euston Road are located directly above the site. The existing Railway Institute building on the site is empty. The site in its entirety measures approximately 0.13 hectares.

1.3 The proposal involves demolishing the existing building and erecting a new three-storey building which would measure approximately 40m by 13.5m and approximately 8.5m to the eaves at its highest point and 12.5m high at its maximum to the ridge from the floor. Due to the nature of land level on the site, the building slopes down the hill towards the sorting office. The building would provide 27 separate living units for students which include:

- 15 self-contained studio units
- 4 clustered living units with four bedrooms each and a communal kitchen/lounge
- 6 self-contained studio units 1 penthouse bedroom
- 2 self-contained penthouse studio units

The building also provides a launderette to be shared between all building residents. There is a proposal to fix slates on the roof with red ridge tiles and finish the building walls with red bricks and smooth coloured render above, artstone heads and sills and Victorian style entrance doors and surrounds.

1.4 It is proposed to close off the existing vehicular access and provide a landscaped garden at the rear along with a bin storage and bicycle storage to the side and parking spaces on the street in front (with a parking restriction of 1 hour).

1.5 As required with an application of this type, the following information was submitted as part of the application:

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- Design and Access Statement
- Language and Community Statement
- Student management statement
- Ecological report

Amended plans were received on 21.07.2015 changing the shape of the roof on the side elevation.

Amended plans were received on 31.07.2015 removing 7 parking spaces and providing on-street parking following observations from the Transportation Unit.

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 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 impact 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 A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

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 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 safeguarding 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.

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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 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 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 CH6 – AFFORDABLE HOUSING ON ALL ALLOCATED SITES IN THE PLAN AREA AND ON SITES THAT BECOME AVAILABLE AND ARE UNALLOCATED WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES

Approve proposals for housing developments on sites allocated for housing or on random sites for five or more units within the development boundaries of the sub-regional centre and the urban centres, which provide an appropriate element of affordable housing.

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.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of 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 accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH39 – DEVELOP FURTHER EDUCATION AND HIGHER EDUCATION – Proposals for specific developments on a further or higher education site will be approved provided that specific criteria can be complied with relating to amenity and highway matters and in terms of the character of the area and the accessibility of the site to various modes of transport.

POLICY CH43 – PROVISION OF OPEN SPACES OF RECREATIONAL VALUE IN NEW HOUSING DEVELOPMENT

Expect that new housing developments of 10 or more dwellings in areas where the existing open spaces provision cannot meet the needs of the development provide suitable open spaces of recreational value as an integral part of the development.

As well as the above, full consideration is given to the Council’s adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations and in this case the following are relevant:

- SPG – Planning and the Welsh Language
- SPG – Housing developments and open spaces of recreational value

Gwynedd Design Guidance

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2.3 National Policies:

Planning Policy Wales Version 7, 2014

Technical Advice Notes (TAN)

TAN 4: Retailing and Town Centres

TAN 12: Design

TAN 15: Flooding

TAN 18: Transportation

TAN 20: Planning and the Welsh Language

3. Relevant Planning History:

3/11/AD212B SINGLE-SIDED PICTORIAL SIGN APPROVED 23-Jan-1990

4. Consultations:

City Council:

Object on the grounds of an overdevelopment of student accommodation in a residential area. This area is not suitable for development and there are spaces within existing student accommodation. The development would have a detrimental impact on housing stock and would be better as a one and two bedroom flat development for families.

Transportation Unit:

Original observations

There is a concern regarding the highway element of this proposal. The proposal includes moving the location and narrowing a road pavement in order to provide 7 parking spaces for vehicles. The Transportation Unit objects to the provision as it unnecessarily impairs the width of the pavement. The width of the road opposite is sufficient to provide on-street parking without having any impact on traffic flow, therefore, the developer should change the development to retain the road pavement and provide on-street parking spaces with a suitable means of restricting parking for a specific time (yellow lines) on the corners.

Observations following the amended plan on 31.07.2015

No objection to the proposal including the road arrangements. The double yellow lines, listed parking spaces or the disabled parking space should not be included in the planning permission as these matters will be subject to a separate consultation through a process under the Transportation Act before it will be possible to provide them.

Natural Resources Wales:

Risk of flooding

The application site lies within an A zone as defined within the development advice maps mentioned under TAN 15 Development and Flood Risk. Although TAN 15 notes that flooding is unlikely to restrict development in this zone, Natural Resources Wales must be satisfied that the proposal would not increase flood risk elsewhere. The rates/volumes in the River Adda (culverted) catchment should not be increased. It is noted on the application form and the Design and Access Statement that the way to deal with surface water is via a SUDS system and that drainage engineers have been appointed to

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design an acceptable method of dealing with surface water. No details have been submitted with the application, therefore, it was suggested that a condition should be imposed to ensure a suitable plan to deal with surface water. It must be noted that should infiltration not be possible and an indirect connection made to the Adda system, attenuation and regulation prior to discharging off site would be required.

Ecology

Natural Resources Wales is satisfied that the species survey has been completed to a suitable standard and that it states that it is unlikely that the development will affect any bats. The Local Planning Authority should ensure that the recommendations included within section 5 of the report are carried out in order to ensure that any harm to bats is avoided.

Welsh Water:

Propose conditions

Biodiversity Unit:

Thank you for consulting with the Biodiversity Unit regarding the above application. The survey by Cathy Wuster indicated that bats did not use the building. However, the survey notes that the development could have a negative impact on bats due to loss of habitat and inappropriate lighting.

I would like to impose a condition that the mitigation measures detailed in part 5 of the report are followed exactly as described. The site should also be cleared of any overgrowth outside the nesting season (March to September).

Trees Officer:

Having viewed the application in terms of impact on the trees there is no objection to the application.

Senior Conservation Officer:

There is no objection to the application in principle as the proposal will not have a direct impact on any Listed Building or Conservation Area. However, due to the history of the building and the connection with Bangor railway which also has architectural features, it is suggested that the applicant retains the building and convert it rather than demolishing it.

Archaeological Trust:

Details of the application above examined against the regional Historic Environment Record and it has been established that the proposed building for demolition is of historic interest. The Railway Institute is seen and named for the first time on the 2nd edition of the Ordnance Survey map from 1900, therefore, dates back from the end of the 19th century. The building is characteristic of its type and period, although a relatively unusual example within the region. The building has a local historical and cultural value through its connection with the development of the railway and associated social history. Bearing this in mind, it would be desirable to consider options to adapt the building rather than demolishing it as it is not apparent from the information submitted whether or not there are structural reasons that cannot be resolved for demolition work. Should conversion be practical it is important that an appropriate archive record is made of the building prior to the commencement of

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the re-development work. Propose a photographic record condition.

Public Protection: No response.

Public Consultation: A notice was posted on site and in the local paper and nearby residents were informed. The advertising period has ended and several correspondences were received objecting on the following grounds:

- Object to the demolition of a historical building with architectural features and a community history.
- Object to the development within the historical and community area of the railway station.
- It should be attempted to develop the building as a community centre.
- Lack of parking spaces
- Impact on the road during construction
- Excessive supply of student accommodation and that the accommodation that has already been constructed has not yet been filled.
- Overdevelopment of the site
- Overlooking
- Noise and litter matters
- There are gas pipes in the area

One item of correspondence was received supporting the application on the following grounds:

- That the original building has come to the end of its lifespan.
- The site should be used to address the need for quality student accommodation.

5. Assessment of the material planning considerations:

The principle of the development

5.1 This is a vacant site with a building that is no longer used which is located on the slope of Euston Road opposite existing residential houses and to the rear of the Sorting Office and Bangor Railway Station. The site is within the development boundary of the City. This site has not been designated for any specific use and it falls outside the designations of Town Centre, Main Shopping Area and Conservation Area. The building on the site is a historical one that has important architectural elements and a community history to the area. The Senior Conservation Officer has been in discussions with CADW regarding retaining the building by listing it, but CADW did not consider that the building met the criteria in order for it to be listed and a confirmation was received that they did not intend to list the building. As mentioned above, the site is within the development boundary, therefore, demolishing the building cannot be objected. It is therefore considered that the principle of developing the site conform with the requirements of Policy C1 of the UDP.

5.2 The proposal concerns erecting a new building to provide student accommodation. There is no specific policy in the UDP which deals with a development of this type

and the UDP's housing policies (namely policies CH3 and CH6 specifically) or policy CH39 (Further and Higher Education Developments) that refer to developments on higher education sites, are not entirely relevant.

- 5.3 Consequently, there is a need to weigh up material considerations when determining whether or not the principle of the proposed development in this particular location is acceptable. Specifically, bearing in mind what is stated in Policy CH39, the reasoning for not locating the proposed accommodation on the University campus needs to be considered.
- 5.4 Looking at the student figures for 2013/2014 from the Higher Education Statistics Agency it is noted that there are 8,705 full-time students at the University. The University states that 577 students have a home address on Anglesey and 970 in Gwynedd but there is no information on how many are undergraduates or graduates, or if they are living at home or in student accommodation in Bangor itself.
- 5.5 The University has 3,046 built bed-spaces and there is permission for 602 additional bed-spaces at the St Mary's site that is currently being developed. In the private sector there are approximately 600 built bed-spaces and 260 are currently being built.
- 5.6 The following tables indicate the latest situation regarding purpose-built student accommodation in Bangor in September 2015:

Table 1 – Units that have been completed and are in use

<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Observations</u>
C10A/0123/11/LL	110/114 High Street	97	Deiniol	<ul style="list-style-type: none"> Former N&F site
C06A/0862/11/LL	Former Site of the Plaza Cinema	200	Deiniol	
C04A/0497/11/LL	Former Site of the British Hotel	173	Deiniol	
C13/0545/11/LL	Tŷ Glyn	60	Hirael	
C08A/0596/11/LL	Y Waun, Holyhead Road	27	Menai	<ul style="list-style-type: none"> A development to change the use of the existing building (which had two residential units) and build a three-storey extension to provide a total of 27 units.
C10A/0041/11/LL	Brynfa, Holyhead Road	21	Menai	<ul style="list-style-type: none"> A development to change the use of the existing building (which had two residential

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<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Observations</u>
				units) and build a three-storey extension to provide a total of 21 units.
TOTAL		578		

Table 2 – Units that are in the process of being built

<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Observations</u>
C13/0995/11/LL	137 High Street	49	Deiniol	<ul style="list-style-type: none"> • 2 shops on the basement level • The existing building has just been demolished.
C12/0211/11/LL (App/Q6810/A/12/217 7709)	Dean Street	200	Deiniol	<ul style="list-style-type: none"> • Newly completed for the next academic year.
C14/0004/11/LL	Hen Dafarn, Willis Hall	3	Deiniol	<ul style="list-style-type: none"> • A nearby public house that was part of the Former British Hotel.
C14/0553/11/LL	Hen Garej near Belle Vue Upper Bangor	13	Menai	
TOTAL		265		

Table 3 – Units with permission which have not yet commenced

<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Observations</u>
C13/0203/11/LL	Former Victoria Building Land, Plas Llwyd Terrace	36	Deiniol	<ul style="list-style-type: none"> • Permission for 2 buildings. • Work not yet commenced on this site.
C99A/0135/11/LL	Erw Goed, Deiniol Road	44	Deiniol	<ul style="list-style-type: none"> • This site is near the access to Asda. • Existing buildings on the site have been demolished but unsure whether or not work has been undertaken to ensure that this permission continues to be valid.
TOTAL		80		

Table 4 – Applications currently under consideration

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<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Observations</u>
C13/1298/11/AM	Near Lôn Bopty	18	Deiniol	<ul style="list-style-type: none"> Current amended application has reduced the number by approximately 30 units.
C15/0016/11/LL	Former Three Crowns Public House	15	Deiniol	
C14/0832/11/LL	196 High Street	65	Deiniol	<ul style="list-style-type: none"> Former Debenhams building near the Cathedral.
C15/0533/11/LL	Former Site of the Railway Institute	27	Hendre	
C15/0828/11/LL	Former Post Office	180	Deiniol	<ul style="list-style-type: none"> An application that has just been received.
TOTAL		305		

Number 5 – Other Sites – for information

- 147/149 High Street - This development has been constructed and is to the rear of Kyffin Square car park, therefore, is within the Deiniol Ward. However, when reviewing the planning permission (C12/1504/11/LL & C14/1029/11/LL) it refers to approximately 11 self-contained units with two bedrooms, therefore, this is not a direct development for students.

Number 6 – HMOs (Housing) Information & Not Paying Council Tax (September 2013)

- The following information has been collected from the Council's Housing Department and Tax Department in September 2013, and these figures refer to the number of houses within different parts of Bangor that have been registered by the Housing Department as a HMO (note the definition of the Housing Department and not the Planning Department of a HMO) and/or those that do not pay Council tax.
- This information has been divided into two categories namely the whole of Bangor and secondly the Hendre Ward within the town:
 - the whole of Bangor (based on the wards of Deiniol, Dewi, Garth, Glyder, Hendre, Hiraël, Marchog, Menai and Pentir) :
 - 656 of Bangor's houses have been registered by the Housing Department as HMOs (definition of the Housing Department);
 - 809 houses in Bangor do not pay Council tax (note – it cannot be certain whether or not all of these are student houses but a house full of students does not pay Council tax);
 - 453 houses in Bangor are HMOs and do not pay Council tax;
 - Therefore, 203 HMOs do not pay Council tax and 356 Houses that do not pay Council Tax have not been registered as HMOs;
 - A total of **1,012 houses** in Bangor are either HMOs or do not pay Council tax (i.e. 453 + 203 + 356).
 - The total houses in Bangor is 6,597 therefore there are 1,012 houses that are either HMOs or do not pay Council tax which equates to 15.3% of housing stock in the City.
 - Hendre Ward
 - 55 houses in the Hendre Ward have been registered by the Housing Department as HMOs (definition of the housing department);
 - 83 houses in the Hendre Ward do not pay Council tax (note – it cannot be certain whether or not all of these are student houses but a house full of students does not pay Council tax);
 - 44 houses in the Hendre Ward are HMOs and do not pay Council tax;

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- Therefore, 11 HMOs do not pay Council tax and 48 Houses that do not pay Council Tax have not been registered as HMOs;
- A total of **94 houses** in the Hendre Ward are either HMOs or do not pay Council tax (i.e. 44 + 11 + 39).
- The total houses in the Hendre Ward is 647 therefore there are 94 houses that are either HMOs or do not pay Council tax which equates to 14.5% of housing stock in the Ward.

- 5.7 Therefore it is clear that all student accommodation needs are addressed within purpose built student accommodation.
- 5.8 It is noted that the Inspector in his appeal resolution in relation to an application to provide student accommodation on the former Jewson site stated that 'there was an obvious need to provide more student accommodation in Bangor'. This observation was made following approval (on appeal in March 2011) of residential student accommodation at 110-114 High Street for 97 bedrooms.
- 5.9 Therefore it is considered that a clear need exists for purpose-built student accommodation. This has the potential of having a positive impact on the local housing market as it can release multiple occupation housing for use by local households that need such housing and provides quality facilities for students and is formally regulated.
- 5.10 As a result of the additional documents and statements submitted as part of the application, it is considered that the proposal conforms with the requirements of policies A1 and A3 of the UDP that relate to ensuring that sufficient information is provided with the planning application concerning any significant likely environmental or other impacts, which ensures that there will be no possibility of serious or irreversible damage to the environment or the community.

Open Spaces

- 5.11 In accordance with the requirements of the Supplementary Planning Guidance 'Housing Developments and Open Spaces of Recreational Value' an open play area of 384m² will need to be provided for Youth and Adults associated with the proposal. In this case, the open play area cannot be provided within the site, but currently it is reasonable to expect that student accommodation can depend on the University's play provision and its relevant clubs and also make use of local land and play facilities that are already available. Therefore, for this reason, it is considered that the proposal conforms with the requirements of policy CH43 of the UDP and the Supplementary Planning Guidance 'Housing Developments and Open Spaces of Recreational Value'.

Visual, general and residential amenities

- 5.12 As mentioned above, the site is located within the Bangor City development boundary and is on a slope on Euston Road. Residential dwellings are located above and across the road to the site, and the Sorting Office and Railway Station are close by.
- 5.13 A number of objections have been received referring to the size of the building compared to the size of the site, together with the impact it would have on local residents. Officers recognise that the existing building is substantially smaller than the proposal and that the existing building is also attractive in terms of architecture and historically important to this community as a club for Railway employees. Several objections have been received regarding the loss of this building and officers

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have contacted CADW to ensure that the building is assessed in order to be listed. Unfortunately, CADW decided not to list the building, and as it is located within a development boundary, the Local Planning Authority cannot object to demolish the building.

- 5.14 It is considered that the size, design, location and height of the proposal is in keeping with the area and residential dwellings that exist here. Although the building is substantial it is located on a slope and its height leans down with the slope. The height of the ridge is lower than those houses that are located opposite (number 1-10 Euston Road) and that the height of the ridge is in keeping with houses that are directly adjacent (11 and 12 Euston Road). The design and materials are in keeping with the traditional design of houses in this area and it appears to be a residential development of terraced houses/flats in terms of its size, form and design. 3D display photographs have been submitted as part of the application to try to convey how the proposed building will be situated on the site and the land and how it will compare with the surrounding houses. Euston Road runs along the front and side of the building, and although the existing houses of Euston Road are on the other side of the road it is not considered that the proposal will have a substantial or oppressive impact on them and that the proposal will not cause overlooking. The rear of the building faces numbers 11 and 12 Euston Road and it is not considered that the building will cause a substantial or oppressive impact on these houses as the land level decreases down from these houses and the height of the buildings also decreases. It is proposed to provide windows on the second floor of the proposed building (which is tantamount to the first floor of houses on Euston Road) in the form of gallery bay windows which means that they will be turned to face away from houses on Euston Road and their small curtilage at the rear. Therefore it is not considered that the proposal is likely to cause direct or substantial overlooking on these houses.
- 5.15 The site is mainly located within a residential area but it is also on the outskirts of a commercial area which includes a sorting office, a Railway Station and an oil storage depot. It can be considered that purpose built student accommodation has a noise and disturbance impact that is more than expected from ordinary housing, and although it is considered that there is a possibility that residents will suffer at times from the impact of associated noise and disturbance the site is located in the City and close to existing commercial activities, therefore, it is considered that there are no significant or unacceptable impacts in this case.
- 5.16 There is a proposal to fix slates on the roof with red ridge tiles and finish the building walls with red bricks and smooth coloured render above, artstone heads and sills and Victorian style entrance doors and surrounds.
- 5.17 Based on the above, it is considered that the proposal is in compliance with the requirements of policy B22, B23, B25 and B3 of the UDP.
- 5.18 The submitted plans refer to soft landscaping but no specific details have been submitted. However, it can be ensured that a sufficient landscaping plan is provided for the site by imposing appropriate conditions on any planning permission granted. By ensuring that the work is carried out to the satisfaction of the Local Planning Authority, it is considered that the proposal is in accordance with Policy B27 of the UDP.

Transport and Access Matters

- 5.19 A number of objections have been received regarding the lack of parking provision associated with this proposal. Originally, it was proposed to provide 7 parking spaces

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in the form of pull-in from the highway and to narrow the pavement in front of the site in order to be able to provide this; but the Transportation Unit objected to this as this road is wide enough to provide on-street parking spaces without having to narrow the pavement to a level that is unsuitable for use. Based on this advice, an amended plan was submitted indicating a parking provision on the street and retention of the pavement. The Transportation Unit is satisfied with this arrangement noting that the provision of parking spaces and yellow lines are being assessed separately through a process under the Transportation Act before it will be possible to provide them. Therefore, on the above grounds, it is therefore considered that the proposal complies with the requirements of policies CH30, CH33 and CH36 of the UDP.

Biodiversity Matters

- 5.20 The ecological report submitted with the application by Cathy Wuster notes that bats do not use the building, however, the survey also notes that the development could have a negative impact on bats due to loss of habitat and inappropriate lighting. The Biodiversity Unit has no objection to the proposal on the condition that the recommendations included in the ecological report are followed, and also that a site clearance is undertaken outside the nesting season (March to September). Therefore, it is considered that the proposal complies with the requirements of Policy B20 of the UDP.

Language Matters

- 5.21 A Linguistic and Community Impact Assessment was submitted with the application assessing whether the development will have a positive or negative impact, or no impact at all on existing communities and on the Welsh Language in particular.
- 5.22 The Joint Planning Policy Unit has confirmed that there is a fairly low percentage of Welsh speakers in Bangor, however, it does not believe that the scale of the proposed development is likely to cause a significant increase in the population that could have a detrimental impact on the Welsh language. Bangor has a high population, especially in terms of student population. As a result the size of the development and the following growth in population is unlikely to have a significant impact on the Welsh Language. In addition, this proposal does not mean any change in the City's population as students already exist and the availability of purpose built student living units is likely to release private housing on the open market and therefore to local residents.
- 5.23 Therefore, on the whole it is considered that the nature of Bangor, in terms of the size of the population, linguistic pattern, the variety of services and facilities available there mean that the development should not have a detrimental impact on the Welsh language. Therefore it is considered that the proposal is in accordance with policy A2 of the UDP and the SPG – Planning and the Welsh Language as well as TAN 20: Planning and the Welsh Language.

Response to the public consultation

- 5.24 Concerns were highlighted regarding the impact of the proposed development on the local area, the amenities of local residents, demolition of a historical building with architectural features and a community history, lack of parking spaces, road safety matters and an excessive number of student accommodation.
- 5.25 We believe that full consideration has been given to these observations in the above report. Observations were also received noting that it should be attempted to develop

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the building as a community centre, but unfortunately only the submitted proposal can be assessed, and no application can be refused in the hope that another use will be made of the building. The Wales and West Utilities company also notes that there are gas pipes in the area and it is considered that this would be a matter for the applicant to directly solve with them.

6. Conclusions:

- 6.1 Based on the assessment above, it is considered that the application to erect a three-storey building to provide 27 self-contained student units, along with provision of a bin storage, bicycle storage, landscaping and on-street parking spaces is acceptable in terms of relevant local and national policies and that there is no other material consideration that state otherwise.

7. Recommendation:

- 7.1 To approve – conditions

1. Time
2. Comply with plans and the ecological report
3. Welsh Water conditions
4. Landscaping
5. Slates
6. Photographic record
7. Agree on a surface water drainage plan
8. Materials to be agreed
9. Restrict demolition and construction work to 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays

Welsh Water Notes, Party Wall