

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 4

Application Number: C19/0950/21/LL

Date Registered: 26-02-20

Application Type: Full

Community: Bethesda

Ward: Bethesda

Proposal: Construction of 30 houses including 15 affordable housing, new access, parking as well as associated infrastructure

Location: Land opposite Maes Bleddyn, Bethesda, LL57 3EG

Summary of the Recommendation: TO APPROVE SUBJECT TO COMPLETING A SECTION 106 AGREEMENT FOR AN EDUCATIONAL FINANCIAL CONTRIBUTION

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This is a full application for the provision of 30 residential units that would all be affordable housing, a new access, parking spaces as well as associated infrastructure on a parcel of agricultural land that is located on the outskirts of the village of Rachub. The application can be split into several different elements, which include:-
- Provision of affordable units on the form of: Eight 2-bedroom houses (four people), seven 3-bedroom houses (five people), six 2-bedroom houses (four people), four 2-bedroom bungalows (three people), four 3-bedroom houses (five people) and one 4-bedroom houses (seven people).
 - Provision of infrastructure to include an estate road and associated footpaths, bin/recycling storage for each house, a pumping station, fences/railings and stone walls with water attenuation/retention areas within the site.
 - Provision of parking spaces for each house, create a new access from the adjacent class III county road (Ffordd Llwyn Bleddyn) as well as providing a new footpath in the direction of the village.
 - Provision of amenity spaces within the site.
- 1.2 The site lies opposite the Maes Bleddyn Estate on the western outskirts of the village of Rachub, and this is currently a parcel of open grazing land which is 1.2ha in size, with a stream running towards the north on the western outskirts of the site. There is vegetation in this part of the site, including trees and shrubs, and there are *cloddiau* and traditional stone walls on the periphery of the site. The land runs down to the county road towards the north and east, and the difference in land level varies from 4m to 7m between the southern and northern boundaries of the site. There is agricultural land to the north of the site, the residential dwellings of the Llwyn Bedw Estate are located to the east as well as a little stream, the county road is located to the south with the Maes Bleddyn estate further on, and open agricultural land is located to the west.
- 1.3 The site is located within the development boundary of Rachub as contained in the Gwynedd and Anglesey Joint Local Development Plan, 2017 (LDP) and, in addition to this, it has been allocated as a T66 housing site within the LDP. In order to support the application, the following documents were submitted - Supporting Planning Statement, Housing Mix Statement, Welsh Language Statement, Affordable Housing Statement, Drainage Strategy, Bat Activity Survey Review and Step 1 Extended Species Survey.
- 1.4 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as *major*. A Pre-application Consultation Report (PAC) has been included with the application to reflect this consultation. Although the development is one that is described as a major development, there is no need for an Environmental Impact Assessment in relation to this development as this development does not involve constructing more than 150 houses on a site that is larger than 5ha in size - Schedule 2, Regulation 2(1) of the Town and Country Planning Regulations (Environmental Impact Assessment) (Wales) 2017.

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.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

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 2011-2026 (LDP) adopted 31 July 2017:-**

Policy PS1 - Welsh Language and culture.

Policy PS2 - Infrastructure and developer contributions

Policy ISA1 – Infrastructure provision.

Policy ISA5 - Provision of open spaces in new housing developments.

Policy TRA2 – Parking standards.

Policy TRA4 – Managing transport impacts.

Policy PS 4 – Sustainable transport, development and accessibility.

Policy PS5 - Sustainable development.

Policy PCYFF1 – Development boundaries.

Policy PCYFF2 - Development criteria.

Policy PCYFF3 – Design and place shaping.

Policy PCYFF4 - Design and landscaping.

Policy PCYFF5 - Carbon Management

Policy PCYFF6 - Water conservation.

Policy PS17 - Settlement strategy.

Policy TAI3 - Housing in service villages.

Policy TAI8 - Appropriate housing mix.

Policy TAI15 - Threshold of affordable housing and their distribution.

Policy AMG5 - Local biodiversity conservation.

Policy PS 20 - Preserving and where appropriate enhancing heritage assets.

Gwynedd Planning Guidance (2003).

Supplementary Planning Guidance (SPG): Housing Mix.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

SPG: Maintaining and Creating Unique and Sustainable Communities.

SPG: Planning Obligations.

SPG: Affordable Housing.

SPG: Housing Developments and Educational Provision.

2.4 **National Policies:**

A letter from the Minister for Housing and Local Government, 2019 regarding focusing on supplying social housing in Wales.

Planning Policy Wales, Edition 10 (2018).

Technical Advice Note (TAN) 2: Planning and Affordable Housing.

TAN5: Planning and Nature Conservation (2009).

TAN12 Design (2016).

TAN 15: Development and Flood Risk (2004).

TAN24: The Historic Environment (2017)

3. **Relevant Planning History:**

3.1 Pre-application enquiry number Y18/002340 - residential development of 30 social houses. The Local Planning Authority responded by stating:

- Principle - acceptable as the site is located within the development boundary and is designated for housing the LDP.
- Housing mix - need to submit a Housing Mix Statement to support such application so that it complies with the relevant SPG.
- Schools - need to ensure that there is sufficient capacity within the local schools.
- Amenity spaces - need to ensure that amenity spaces are available either within the development itself or in the catchment area of the development.
- Residential amenities - need to ensure that the residential amenities of local residents are not undermined.
- Visual amenities - need to ensure that visual amenities are not undermined including heritage assets.

4. **Consultations:**

Community/Town Council: Support in principle, however, a few concerns about...

Transportation Unit: No objection to the proposal subject to including relevant conditions. Although the Unit is asking for traffic calming measures beyond the site boundary, this is a matter that the planning system is unable to control.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Natural Resources Wales: Significant concerns and the application should not be approved unless conditions are included involving the completion of a bat survey; agree with lighting details; undertake an otter survey and need to have a buffer zone of 10m between the stream and the footprint of the development.

Welsh Water: Conditions regarding protecting the main public sewer that crosses the site along with a condition to dispose of surface water from the site to the nearby public system.

Public Protection Unit: No response.

CADW: No objection to the proposed development.

Although a vast number of heritage assets are located in the site catchment area in the form of monuments, it is not believed that approving the proposal would have a detrimental impact on their layout.

Language Advisor, Corporate Support Unit: The development is responding to demand within the local area and the units are targeted towards families and working age people, namely the age groups where the Welsh language is at its strongest in the area.

The developer should consider how he/she gathers information about the families that will be moving into the development as a means of proving this impact, and to build the evidence base for future applications.

The proposal would have a positive impact on the Welsh language in the area.

Housing Strategy Unit: The Housing Association is a partner in this development and the properties will meet the Development Quality Requirements.

It is included as a contingency plan within an affordable housing development programme to receive a Social Housing Grant from Welsh Government.

The figures of the Council's Housing Options Team for Rachub only show that 8% need a two-bedroom bungalow; 9% need a one-bedroom flat; 11% need a two-bedroom flat; 19% need a two-bedroom house and 14% need a three-bedroom house.

Education Information Officer: Ysgol Gynradd Llanllechid over its capacity.

Sufficient capacity at Ysgol Dyffryn Ogwen

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Water and Environment Unit:

Our maps show that a watercourse runs along the development site, but it does not appear that the plan would disrupt the river flow in any way. Nevertheless, the developer is advised to avoid installing / constructing any structures within 3 metres to the course of the river as this could impede maintenance in future. Additionally, an Ordinary Watercourse Consent will be required for any work that could affect the river flow.

Due to the size and nature of the development, an application will need to be provided to SAB for approval before construction work commences. A sustainable drainage strategy and an associated plan have been submitted with the planning application, but until an application is submitted to the SAB, there is still some uncertainty on whether the proposed plan of the site will enable the development to fully comply with the series of national SuDS standards.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Biodiversity Unit:

The following information will be required before commencing any work on the site - Pollution Prevention Plan.

- Escaped species eradication plan
- Reasonable Preventative Measures Plan for Reptiles.
- Biodiversity Improvement Plan to include reptile hibernation sites, swallow and roof bird boxes, improvements to the *cloddiau* and boundaries between houses that allow the movements of hedgehogs.
- Compliance with requirements Bat Activity Survey Report and Step 1 Extended Species Survey.
- No tree or vegetation clearing between 1 March and 31 August.

North Wales Police:

No response.

Gwynedd Archaeological
Planning Service:

As this is a site located within a historic site, a condition will need to be included with any planning permission with regards to submitting the details of a programme of archaeological work to be agreed with the Local Planning Authority before any work commences on the site.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Public Consultation:

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

- An inadequate assessment on the impact of the development on local biodiversity - the proposal is contrary to the requirements of Policy AMG5 and Policy PS9 of the LDP.
- The development does not meet the sustainability principles on the grounds of its location and its dependency on using a car.
- Constructing so many houses on the site would increase traffic thus having a detrimental impact on road safety to the detriment of the current road users.
- Problems for builders parking their vehicles which may cause difficulties along the local roads network during the construction work.
- Developing this site for 30 houses would create an incongruous development in the countryside on the outskirts of a traditional little village and within an UNESCO application area for the creation of a North Wales Quarry Area World Heritage Site status.
- An increase in noise pollution, air pollution and light pollution at night in an area which is located near the National Park.
- Overlooking adjacent dwellings.
- Loss of agricultural land and wildlife habitats.
- Sewerage and flooding problems on the Maes Bleddyn Road.

As well as the above objections, the following observations were received:

- The primary school is already full to the brim and a contribution should be requested to expand the capacity.
- Approving the application would mean a substantial increase in transportation along the local roads and a contribution will need to be requested towards improving road safety.
- The environmental standard of the houses should be as high as possible, and it should be ensured that the development disrupts as little as possible on the amenities of nearby residents with regard to noise, pollution, visibility, light, etc.
- The affordable housing should be dispersed around the site.
- The impact of the development on the Bethesda Medical Centre should be considered.
- Ask for a contribution to create a footpath between Maes Bleddyn and Coetmor Cemetery.
- Ensure that indigenous trees will be planted.
- The likely impact on the archaeological evidence of the site should be considered.
- The estate name should respect the local historic name of the fields - *Caeau Rhosydd*. The estate could be called *Cae Rhosydd*.
- Safety improvements to the adjacent road should be requested.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of constructing houses on this particular site is based on Policy PCYFF1, Policy TAI15 and PS5 of the LDP. Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. As referred to above, the site is located within the development boundary of the Rachub local development boundary, and it has been appropriately designated for housing development in the LDP. Criterion 3 of Policy PCYFF 2 states that proposals should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. In this case, given that it is not possible to develop the whole site, it is confirmed that a density of 30 units on this parcel of land is acceptable.
- 5.2 Policy TAI3 states that in the service villages, housing to meet the Plan's strategy will be secured through housing designations along with suitable windfall sites within the development boundary. The indicative supply level for Rachub over the Plan period is 40 units (including a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc). During the period 2011-2019, a total of 8 units were completed in Rachub (each one on windfall sites). The land bank, i.e. sites with extant planning permission, were four units in April 2019 and each one of these units likely to be developed (all of these are on windfall sites). However, the proposal on this site may be supported as it has already been allocated under a T66 designation as a site for housing.
- 5.3 The proposal involves providing 30 residential units and in accordance with the requirements of Policy TAI 15 at least 10% of the units should be affordable. In this case, all of the proposed units will be affordable and will be designed to the Wales Development Quality Requirements (DQR). The units will be rented in accordance with the *local rent policy* and the Council's Housing Options Team and Tai Teg. In order to comply with the Wales Development Quality requirements, the surface floor area of the houses will be slightly larger (varying from 1m² to 4m² larger in surface floor area) than the size referred to in the relevant SPG for affordable housing. The applicant (Adra) recently confirmed that it had been successful in receiving Innovative Housing Programme (Wales) grant funding *IHP4* from Welsh Government to build all residential units as affordable units.
- 5.4 Policy PS5 states that developments will be supported where it can be demonstrated that they are consistent with the principles of sustainable development, including suitable sites within the development boundaries. It is deemed that this specific site can be defined as a sustainable site based on its location within the development boundary and opposite an established residential area, its location close to the local road network and public transport together with its location in relation to local facilities such as shops, and educational establishments. It is also noted that the element of sustainable development and accessibility on this site will be one of the main considerations when choosing sites for constructing houses within the LDP by the Planning Inspector.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

- 5.5 Given the above and the fact that all houses will be affordable (rather than the 10% that needs to be provided), it is considered that the application is acceptable in principle. It is also required that the proposal complies with other relevant policies and these will be discussed below.

Affordable housing and housing mix

- 5.6 An Affordable Housing Statement was submitted by the applicant (Adra) as well as a Housing Mix Statement. This information states:-

- The number, type, occupancy and location of the affordable housing provision - the proposal will provide 30 affordable units (including four bungalows), ranging from two-bedrooms to four-bedrooms.
- The rent levels of the affordable units will be in accordance with the requirements of the Welsh Government Rent Policy and Adra as a Registered Social Landlord and will be allocated to people on the Council's Options Team Housing List or/and registered with Adra in accordance with the local renting policy .
- The timing of building the affordable housing - the development will be completed in one phase by Adra.
- Arrangements for transferring the affordable housing - subject to receiving planning permission, Adra would buy the site and employ contractors to build on their behalf. Following the completion of the units, they would then be under the ownership and management of Adra.
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers - as referred to above, the plan has received a grant budget by Welsh Government that allows Adra to develop the site for 100% affordable housing. There will be a legal charge on the site by Welsh Government which means that the affordable units will continue to be affordable units as social/intermediate rent on a permanent basis.
- The occupancy criteria to be used when determining occupiers of the houses - Adra is the largest social housing landlord in North Wales and is registered and managed by Welsh Government. They let social rented units across North Wales by using affordable housing registers including Gwynedd Council's Affordable Housing Register administered by the Council's Housing Options Team. The tenants will be selected through the Council's Housing Options Team as well as those registered with Tai Teg and they will be let in accordance with the Council's General Housing Allocation Policy.

- 5.7. The following details were also received in support of the application:-

- Within the Rachub ward there are currently 103 people on the Gwynedd Housing Options Team List that require one to five bedroom units, including 8% who need a two-bedroom bungalow; 9% who need a one-bedroom flat; 11% who need a two-bedroom flat; 19% who need a two-bedroom house and 14% who need a three-bedroom house.
- The above figures on the Housing Options List increases significantly if adjacent wards are considered, including Llanllechid, Ogwen, Tregarth, Gerlan and Bethesda where 258 need a one-bedroom house, 355 need a two-bedroom house, 180 need a three-bedroom house, 56 need a four-bedroom and house and 3 need a five-bedroom house.
- Adra manages 53 social rent units in Rachub, and providing two and three bedroom units would create an opportunity for families who currently live in unsuitable units to have a home with a private garden within an accessible and sustainable site. Bedroom tax has had a negative impact on a number of tenants due to their properties being under-occupied and a need to re-home to smaller units and, consequently, preventing families from gaining access to larger houses.
- The development also includes 15 intermediate rented houses for people who are not on the register for social housing, who are not reliant on benefits and who receive salaries between £16,000 and £45,000 per year. Intermediate rent levels will be approximately 80% of the

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

current rent levels for similar houses within the area. Prospective occupiers will be assessed by Tai Teg for median rent houses.

- All of the houses within the development will be designed to the Wales Development Quality Requirements (*DQR*) and the Wales Housing Quality Standard *Wales Housing Quality Standard* which will create flexibility to provide more affordable units to meet the recognised local need within the Plan should the grant situation allow this.
- The document SGA: Housing Mix states - Providing two and three bedroom flats/ houses (whether they are new build, change of use of non-residential buildings or bringing empty houses back into use) will increase the choice for smaller families, young couples and young people who wish to share, or older households who wish to down-size. These type of households would find it difficult to afford four or five-bedroomed houses, or houses of this size would be too big for their requirements.
- As the proposal entails providing 30 units that comply with the Wales Development Quality Requirements and Lifetime Home Standards they would offer mixed occupancy (young families, individuals and the elderly) with the ability to create a sustainable community.

5.8 The application has been the subject of prior discussions between Adra and the Council's Strategic Housing Unit which led to the development being included on the contingency plans list in the Transfer Programme Plan to receive grant monies next year that would be funded via the Welsh Government Social Housing Grant. Considering that the proposal responds to the recognised need and provides an appropriate mix of units, and also given the observations of the Strategic Housing Unit along with the fact that the site is designated for housing in the LDP, it is believed that the proposal is an opportunity to develop a quality scheme to satisfy recognised requirements and is therefore in accordance with the requirements of policies TAI8 and TAI15 of the LDP, along with the advice included in the SPG: Housing Mix and Affordable Housing

Visual amenities

5.9 There is a mix in terms of form, construction and design of existing developments in the application site catchment area. Obviously, two-storey residential houses account for the majority of the housing that can be seen in the application site's area, including houses with a modern design (Llwyn Bedw) and older terraced Victorian houses (Rachub) and a housing estate from the mid-20th century (Maes Bleddyn). The main construction materials that are common to the local area are clean red brickwork, natural slate, natural wooden boards/horizontal composite materials, smooth render as well as pebble-dash. The elevations of the proposed housing will be in keeping with these materials using natural slate on roofs, coloured smooth render together with natural stone on walls with windows and rainwater goods in UPV-c. The enclosure boundaries will be made from timber fences, mesh fences, walls of natural stone and decorative railings made from steel. It is also proposed to install solar panels on the roofs of the houses.

5.10 The development's plan follows a hook shape in a cul-de-sac form with parking provision in front of the houses as well as open amenity spaces at the eastern and southern periphery of the site which also includes landscaping. A small stream runs in a dip on the eastern periphery of the site, and this part of the site will be safeguarded and designated as a wildlife corridor. The proposed houses are located further down the parallel county road, considering the land topography and its flow down to the north. The plan and feel of the development will be similar to the adjacent estates, including a mix of private lawns, open amenity land and hard surfaces for pedestrians and vehicles. The height and size/scale of the houses and the bungalows will reflect what is in the application's catchment area, and although the site is located on the western periphery of the village, it is believed that it will not create an intrusive feature or present a fragmented development pattern that is contrary to the

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

overall development pattern of Rachub. It is intended to place a water pumping station compound opposite the eastern elevation of house plot 18 and, although there are no details of buildings/structures to be constructed within the compound, a condition could be issued if the application is approved. To this end, therefore, it is considered that the proposal is acceptable based on the requirements of policies PCYFF3 and PCYFF4 of the LDP.

General and residential amenities

5.11 As referred to above, residential dwellings are located to the east (Llwyn Bedw), and to the south (Maes Bleddyn) of the application site together with their private and public gardens/amenity spaces. An objection was received from one of the occupiers of the Llwyn Bedw Estate as a result of the statutory consultation process with regard to amenities relating to overlooking, loss of privacy and noise disturbance:

- Overlooking and loss of privacy - as part of the development, there will be two-storey houses located in the furthest corner and on the eastern outskirts of the development, and terraced houses plots 19 to 23 being two-storey houses facing the Llwyn Bedw Estate as well as the elevation of house plot 18, which will also face Llwyn Bedw. Houses on plots 19 to 23 will have windows and doors facing Llwyn Bedw on the ground and first floors. There is approximately 47m of space between the front elevation of house plot 23 (the closest house to Llwyn Bedw within this terrace) and the rear elevation of 7 Llwyn Bedw (the closes house to the proposed houses) with the side elevation of number 9 Llwyn Bedw being located approximately 57m to the east of house plot 23. Currently, within this space there is a stream as well as public path number 35 Llanllechid that runs exactly parallel with the rear of the Llwyn Bedw houses as well as established vegetation including trees and shrubs. Given the current situation in relation to the proposed development, it is believed that the general or residential amenities of Llwyn Bedw occupiers will not be affected substantially should this application be approved, given that: (i) the development includes the creation of an open space/wildlife corridor as well as planting a *clawdd*/privet with a 2.1m high safety fence in front of the proposed housing; (ii) the layout of the new houses in relation to the layout of the Llwyn Bedw houses mean that any direct views of the windows will be to the north-east rather than directly to the east, where the private rear of the Llwyn Bedw houses are located; (iii) the rear gardens of the Llwyn Bedw houses are already open to overlooking by users of the public footpath that runs exactly parallel to the rears of the houses themselves and (iii) the four windows on the gable end of house plot 18 are narrow and, given the layout of this house in relation to the layout of the Llwyn Bedw houses, any direct views will be into the north of the Llwyn Bedw Estate. There is also an empty space of 50m between the eastern gable end of plot 18 and the rear elevation of number 7 Llwyn Bedw. The plan was submitted to the Wales Design Commission and, as a result of concerns with regard to overlooking and loss of privacy between some of the two-storey houses and single-storey houses/bungalows, the plans were amended in order to overcome this concern. It is not believed that approving the proposal would substantially disrupt the residential or general amenities of the occupiers of the Maes Bleddyn Estate, which is located to the south of the application site, given the space between them (which includes a busy road, a green space and a hard-standing), that the proposed houses/bungalows are located a little below the county road, and considering the layout of these houses in relation to the houses of Maes Bleddyn.
- Noise disturbance - there is concern that approving 30 new houses on this site would create noise disturbance to the detriment of the residential and general amenities of Llwyn Bedw occupiers with an emphasis on the empty space located on the eastern periphery of the site for recreation where people and children would convene. It is noted that the plan does not intend to develop this part of the site, and it will not be available for the occupiers of the new houses based on the provision of an amenity with *clawdd*/privet being planted along the eastern boundary as well as a 2.1m high safety fence in order to protect this part

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

of the site for the wildlife corridor. It is acknowledged that there will be some increase in noise and disruption deriving from this development, however it is not believed to be any different to any noise disruption deriving within general residential areas, e.g. the Maes Bleddyn Estate located to the south of the application site. Such noise would derive from associated domestic and transport activities, which is normal disruption already associated with residential areas.

- 5.13 Given the above assessment, it is considered that the proposal is acceptable and would not have a substantial unacceptable impact on residential or general amenities of nearby occupants. Therefore, it is considered that the proposal is in accordance with policies PCYFF2 and PCYFF3 of the LDP.

Transport and access matters

- 5.13 The proposal will involve creating a new access for vehicles and for pedestrians off the adjacent class III county road together with creating parking provision for each house within the development. A Transportation Statement was submitted in support of the application; nevertheless, a number of objections were received to the application as submitted based on the increase in traffic, which would detrimentally disrupt road safety to the detriment of the current road users, along with problems with builders parking their vehicles which may cause difficulties along the local roads network during the construction work. Suggestions were also received on improving road safety opposite the application site for vehicles, cyclists and pedestrians/school children. The Statement comes to the following conclusions:-

- It is not anticipated that the daily and hourly level deriving from the development would be likely to have a relevant impact on the effective implementation of the local road network.
- The site location makes it accessible for various methods of travel and is within comfortable walking distance to the village centre, to public transport, and to a variety of daily facilities. Lôn Las Ogwen is not located far from the site, providing a sustainable method of travel.
- The highways design of the development has considered the health and safety of the prospective occupiers and the current occupiers of the local area. There is suitable visibility to the site entrance, with a new footpath being created along the front periphery of the site, with the parallel county road. It is intended to relocate the bus stop sign and the school sign within the new footpath, making safe use of public transport.
- Sufficient parking spaces will be provided within the site to avoid vehicles parking along the county road.

- 5.14 As well as the above provision, the applicant has agreed to undertake additional work which provides traffic calming measures along the county road with associated signs, and this element of the development will be directly managed and supervised by the Transportation Unit. In response to the statutory consultation and in accordance with the above observations, the Transportation Unit confirms that there is no objection to the development, despite the objections that have been received from the public on the grounds of road safety subject to the inclusion of relevant conditions in any planning permission. Based on this, it is considered that the proposal complies with the requirements of policies TRA2 and TRA4 of the LDP.

Flooding and drainage matters

- 5.15 Following the statutory advertisement period, objections were received on the grounds of sewerage and flooding problems on the Maes Bleddyn Road. To support the application, a

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Drainage Strategy Statement was submitted which explains the system of disposing surface/foul water from the site. The Drainage Strategy states:

- Surface water from the site will be discharged into the watercourse located on the eastern periphery of the site.
- In order to satisfy the requirements of TAN15: Development and Flood Risk, the development will include attenuation measures in order to ensure there will be no increase in the running of surface water to the adjacent land. These measures will be located within the site using the open area to the east of the site and within the residential curtilage of the proposed houses.
- Foul water will be discharged to the public sewer system and Welsh Water has no objection to this system.

- 5.16 As well as the above measures, a surface water disposal system will need to be designed to conform to the requirements of the Sustainable Drainage System (SuDS). In order to ensure the effectiveness of the new drainage system, maintenance measures will be included within the sustainable water systems (SuDS) that will be approved by the Council's Water and Environment Unit in its role as a SuDS Approval Body. NRW and the Water and Environment Unit were re-consulted on the flooding matter; however, although these advisors are aware of historic flooding problems in Rachub, it is noted that these problems are in another part of the village. It is therefore considered that the proposal satisfies the requirements of policies ISA1, PS2, PCYFF6 and PS5 of the LDP as well as the requirements of TAN 15.

Linguistic matters

- 5.17 A Welsh Language Statement was submitted with the application and criterion 1c of Policy PS1 on the LDP together with the advice included in the SPG: Maintaining and Creating Unique and Sustainable Communities, states that any development of 5 or more housing units on allocated or windfall sites within development boundaries that do not address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence. The information submitted by the applicant to this end includes a Welsh Language Statement that concludes that the proposed development will be expected to contribute beneficially towards the Welsh language and the visual elements of the Welsh language in the local area, and the plan would be developed by giving full consideration to Adra's Welsh Language Plan which was approved by the Welsh Language Commissioner. The Statement also refers to mitigation and improvement measures.
- 5.18 Observations of the Welsh Language Unit on the development were received, and they are of the opinion that this type of units offered here would mostly appeal to families and, therefore, will be likely to add to the population that is already quite firm in terms of the Welsh language in the area, where an increase in the number of Welsh speakers increased between the 2001 and 2011 census'. The proposal would have a positive impact on the Welsh language in the area. It is also noted that the developer should consider how it gathers information about the families that will be moving into the development as a means of proving this impact, and to build its evidence base for future applications. The applicant may be informed of this element of the Language Unit's observations should this application be approved. Based on the above, it is considered that the proposal is acceptable on the grounds of the requirements of Policy PS1 and SPG: Maintaining and Creating Unique and Sustainable Communities.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Educational matters

- 5.19 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. The Supplementary Planning Guidance adopted to support the previous Development Plan continue to be a material consideration when determining planning applications until they are replaced by new ones. To this end, it is material to consider the contents of SPG: Housing Developments and Educational Provision in discussing this application. The information/formula within the SPG suggests that 12 primary and secondary school-age pupils would derive from the proposed development. The SPG notes that consideration should be given to the situation in the school that serves the catchment area where the development is located. In response to the statutory consultation the Education Department's Information officer states that Ysgol Gynradd Llanllechid is already over capacity, but there is enough capacity available at Ysgol Dyffryn Ogwen. There is justification here, therefore, to ask for a contribution to satisfy the lack of capacity at the primary school by contributing a specific sum of £121,152.00 (12 x £10,096.00) and, to this end, the applicant has received confirmation from the planning officers that an educational contribution is required, and this may be ensured by signing a legal agreement under Section 106 to comply with the requirements of Policy ISA1 together with SPG: Housing Developments and Educational Provision.

Open Spaces Matters

- 5.20 Policy ISA 5 of the LDP states that new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development should provide suitable provision of open spaces in accordance with the Field in Trust benchmark standards. The current information received by the Joint Planning Policy Unit shows that there is adequate provision available in the local community based on outdoor sports, sports pitches as well as a play area for children and therefore, there is no need to ask for a new provision. In addition to this, such provision is included within the application site by providing open spaces for the occupiers of the proposed houses. It is, therefore, believed that the proposal is acceptable based on the requirements of Policy ISA5 of the LDP along with SPG: Open Spaces in New Housing Developments.

Biodiversity matters

- 5.21 A Preliminary Ecological Report (Step 1 Extended Species Review) was submitted, which recommends that three bat surveys should be undertaken in June, July and August. The surveys have now been carried out, and a Bat Activity Survey Review has been submitted to this end. Within the report, it is noted that bat activity is very low across the site, and the development would not have a significant impact on the pattern of bat commuting. It is recommended, however, to include a sensitive lighting plan within the development, not to undertake any vegetation clearing work during the nesting term, and to comply with the requirements of British Standards BS 5837:2012 with regard to avoiding damage to nearby trees as well as improving the habitat of bats commuting by installing roosting sites within the houses themselves, as well as other mitigation measures included within the Preliminary Ecological Report, and this may be ensured by including relevant conditions with any planning permission.
- 5.22 As well as the above mitigation measures, the Biodiversity Unit has stated that the following conditions will need to be included with any planning permission:
- Pollution Prevention Plan.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

- Escaped species eradication plan
- Reasonable Preventative Measures Plan for Reptiles.
- Biodiversity Improvement Plan to include reptile hibernation sites, swallow and roof bird boxes, improvements to the *cloddiau* and boundaries between houses that allow the movements of hedgehogs.
- Reasonable Preventative Measures Plan for Reptiles.
- Compliance with requirements Bat Activity Survey Report and Step 1 Extended Species Survey.
- No tree or vegetation clearing between 1 March and 31 August.

It is, therefore, believed that the proposal is acceptable based on the requirements of Policy AMG5 and PS5 of the LDP as well as the advice included in TAN5: Nature Conservation and Planning.

6. Conclusions

- 6.1 Having considered the above assessment, it is believed that the proposal to develop 30 affordable houses is a positive response to the various housing needs that have been identified in the area. In assessing the application, full consideration has been given to the observations received in response to the consultation period and the response received from statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions:

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of the Environment Department to approve the application subject to the applicant completing a Section 106 agreement to ensure a financial contribution for the provision of open spaces and the following conditions:
1. Five years.
 2. In accordance with the documents/plans submitted with the application.
 3. Natural slate.
 4. Samples of materials and colours for the houses as well as details of the solar panels to be agreed with the LPA.
 5. Highways conditions
 6. Soft and hard landscaping.
 7. Submit details of any structure/building to be constructed within the water pumping station compound.
 8. Development to be undertaken in accordance with the mitigation measures referred to in the Preliminary Ecological Report and the Step 1 Extended Species Survey document.
 9. Biodiversity mitigation measures conditions.
 10. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 12:00 on a Saturday and no working at all on Sundays and Bank Holidays.

PLANNING COMMITTEE	DATE: 07/12/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

11. Noise level restrictions during the construction period
12. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.
13. Ensure a plan/arrangements to provide the affordable units.
14. Removal of general development rights for the affordable units.
15. Submit a Construction Method Statement including parking provision for the builders' vehicles.
16. Submit an Environmental Management Plan to include noise, vibration and dust.
17. Submit outdoor lighting details to be agreed with the LA before they are installed.
18. Ensure compliance with SP 5837: 2012 with regard to tree safety.
19. Present archaeological mitigation measures.

NB: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Units.

NB: Inform the applicant of the response of Welsh Water referring to a public sewer that crosses the site.