

<b>PLANNING COMMITTEE</b>	<b>DATE: 13/01/2025</b>
<b>ASSISTANT HEAD OF DEPARTMENT REPORT</b>	

**Number: 3**

**Application Number: C24/0689/42/LL**

**Date Registered: 03/09/2024**

**Application Type: Full**

**Community: Nefyn**

**Ward: Morfa Nefyn and Tudweiliog**

**Proposal: Full application to construct 9 affordable houses (use class C3) with associated developments, including extending a current estate road, creating parking spaces and landscaping**

**Location: Tir Maes Twnti, Morfa Nefyn, Pwllheli, LL53 6EU**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

1.1 This is a full application to construct 9 affordable houses (use class C3) with associated developments and work, including extending a current estate road, creating parking spaces and landscaping work on a 0.29ha site, partially located within the Morfa Nefyn Rural / Coastal Village development boundary as defined by the Anglesey and Gwynedd Joint Local Development Plan. Specifically, 3 units will fall within the development boundary, with 6 units completely outside the development boundary.

1.2 The proposal involves constructing the dwellings and extending the current estate road, creating two-storey houses in the form of 4 semi-detached houses and one detached house. Specifically, the proposal includes the following housing mix:

- 4 two-bedroom houses
- 5 three-bedroom houses
- In addition, it is noted that two of the two-bedroom houses can be adapted to include three bedrooms as required, whilst two of the three-bedroom houses can be adapted to include four bedrooms, once again as required.

The dwellings would be developed by the Council through the Tŷ Gwynedd scheme and would provide 9 units as affordable units. It is noted that they would be sold based on an equity model which enables the houses to be offered for purchase at an affordable price. The Tŷ Gwynedd arrangements would be to retain a percentage of equity in each property to ensure an affordable price for the local market. This would ensure that the houses themselves would remain in the hands of local residents for the future. It is also noted that they could be rented, offering a discount of approximately 20% compared with similar prices on the open market.

1.3 In terms of their layout, they will be set to follow the established pattern of the rest of the estate and the houses would be finished in a mix of materials to convey and reflect the general appearances within the area. The materials that are intended to be used include:

- Roofs: Natural slate;
- Walls: Smooth and rough render
- Boundary treatment - a mix of timber fences and metal railings with existing trees to be retained, as well as planting new hedges and trees

1.4. As noted above, most of the site is outside, but adjacent to, the Morfa Nefyn development boundary. The northern part of the site has been developed, with 6 houses built. The estate road has been laid and has direct access to the class 2 county road, namely the B4417 or Lôn Isaf, as it is called. A public footpath runs adjacent to the site. The entire site is within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest.

1.5. The following information was submitted to support the application:

- Welsh Language Impact Assessment
- Design Statement
- Initial Ecological Assessment and Reptile Survey Report
- Affordable and Housing Mix Statement
- Drainage Inspection

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## 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 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 7 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, adopted 31 July 2017

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water conservation

PS 2: Infrastructure and developer contributions

PS 6: Alleviating and adapting to climate impacts

PS 17: Settlement Strategy

TAI 4: Housing in local, rural and coastal villages

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

TAI 16: Exception sites

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 1: The Welsh Language and Culture

PS 19: Conserve and where appropriate enhance the natural environment

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

ISA 1: Infrastructure provision

ISA 5: Provision of open spaces in new housing developments

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Affordable housing

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Provision of open spaces in new housing developments

SPG: Planning Obligations

### 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Letter by the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

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Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 12: Design

Technical Advice Note 20: Planning and the Welsh Language

### **3. Relevant Planning History:**

- 3.1 C06D/0025/42/AM - Construction of 10 dwellings - Approved 09/02/07.  
C06D/0512/42/MG - Construction details of 4 two-storey affordable dwellings - Approved 28/01/08.  
C06D/0713/42/LL - Estate road details - Approved 24/04/07.  
C07D/0106/42/LL - Estate road details - Approved 10/04/07.  
C07D/0325/42/MG - Construction of a two-storey dwelling (plot 10) - Approved 28/01/08.  
C07D/0401/42/LL - Estate road construction (amended details) - Approved 09/10/07.  
C07D/0440/42/MG - Construction of a two-storey dwelling (plot 9) - Approved 28/01/08.  
C09D/0379/42/AM - Construction of 2 dwellings - Approved 26/11/09.  
C10D/0340/42/LL - Construction of a terrace of 3 dwellings - Approved 07/12/10.  
C10D/0431/42/LL - Amended plan to construct a two-storey dwelling (plot 10) - Approved 13/04/11.  
C11/0170/42/AM – Residential development of 4 houses with 2 of these affordable housing – Approved 14/02/12.  
C13/0121/42/LL - Construction of two semi-detached dwellings - Approved 25/03/13.  
C16/1416/42/RC - Removal of Section 106 Agreement restricting occupancy of 6 dwellings as the sole or main residence and not to be occupied as a second home or holiday home - Approved 16/02/17.  
C16/0942/42/AM - Residential development of 9 affordable dwellings - Refused 28/02/18.  
C19/1160/42/LL – Construction of 3 terraced houses - Refused 29/02/23.  
C20/0284/42/LL – Construction of 4 dwellings (including 1 affordable dwelling), new dropped kerbs and associated work - Application withdrawn.  
C23/0265/42/LL - Full application to construct 3 terraced houses and associated work - Approved 20/11/24
- 3.2 It can be seen from the above that the site and the adjoining land has a lengthy history of applications. Over the years, planning permission has been granted for a total of 16 dwellings in Maes Twnti. Currently, 6 houses have been built on the adjacent land and an estate road has been created. The original consent on the adjacent land was an outline application to construct 10 houses and therefore the reserved matters were required to be submitted within three years of approval. Reserved matters were agreed for only the 6 houses that have been built, although an amended design was agreed for some of these more recently. By now it would not be possible to submit a reserved matters application for the 4 additional houses that were part of the outline application.
- 3.3 The estate road received full planning application approval for development. Outline application C09D/0379/42/AM for 2 dwellings was approved in November 2009 and then outline application C11/0170/42/AM for 4 dwellings including 2 affordable dwellings was approved in February 2012. However, no further applications were submitted to agree on reserved details in the case of these two applications and therefore both of these permissions have run out of time.
- 3.4 Full application C10D/0340/42/LL was approved in December 2010 to erect a terrace of 3 dwellings on the upper side of the affordable houses that have been built on the land. However, this planning application was not implemented. Permission C13/0121/42/LL is a full application to construct two semi-detached dwellings on two of the plots on the eastern side of the land above the two houses that have already been built but this permission was not implemented either. From what is seen from the planning history, the permissions given for the plots that have not been developed have now run out and have not been implemented.

### **4. Consultations:**

Community/Town Council: No objection.

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Transportation Unit:	The application does not intend to make substantial changes to what was previously agreed. With this in mind, there is no intention to make any observations.
Natural Resources Wales:	We do not oppose the proposed development as submitted and we provide the following standard advice regarding matters such as Protected Species.
Welsh Water:	<p>Sewerage pipes cross the site, but it seems that the houses would be outside the protection boundary of these pipes.</p> <p>There is also a main water supply pipe crossing the site, no SuDS facility structure or new landscaping is permitted within this pipe's protection zone.</p> <p>In terms of drainage matters, having reviewed the information submitted regarding the drainage arrangement of the site, it is noted that there is an intention to connect with the pipe crossing the site. In principle, no concerns about this arrangement depending on submitting relevant applications about appropriate rights and a permit to maintain the work.</p>
Biodiversity Unit:	It is recommended to include a series of relevant conditions relating to following the recommendations of the ecological report, as well as agreeing on a lighting scheme and a landscaping scheme.
Housing Strategic Unit:	<p><b>Information about need:</b></p> <p>The information submitted with the planning application through the affordable housing statement is consistent with information about need in the area.</p> <p><b>Suitability of the Plan:</b></p> <p>Based on the above information it appears that the Plan:-</p> <p>Addresses the need in the area.</p> <p>The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government.</p> <p>These plans contribute directly to the aim of Cyngor Gwynedd's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.</p>
Land Drainage Unit:	Standard response relating to the need to submit a permit application to manage surface water in accordance with the relevant regulations relating to SuDS.
Language Unit:	It appears that the part-ownership scheme would allow many local residents to purchase houses for the first time, who would otherwise have to move to areas where housing prices are lower and would help

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to keep the same level of Welsh speakers in the ward.

The Tai Teg register confirms the need locally.

The Statement notes that 'housing prices are high in the Morfa Nefyn area, with a Median House Price of £200,000' and that 81.3% of the population have been priced out of the market

Rights of Way Unit:

It does not appear that there are any Rights of Way recorded that will be directly affected by this proposal. However, it is worth noting that public footpath 12 in the Nefyn Community follows the current tarmac road which could possibly be affected. The developer must ensure that safety measures are put in place to protect those who use the footpath during the construction work. There is an option for the developer to temporarily close the footpath during the construction period. An application can be made to Cyngor Gwynedd to close the temporary public footpath and there are associated costs to this application.

Fire Service:

Not received

ScottishPower:

Not received

Education Department:

Current capacity available in the local schools (see chapter 5.26 below)

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has expired, no letters / correspondence were received objecting to the proposal.

A letter / correspondence was received by the local member supporting the application based on the fact that there was a demand for this type of development.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is partially within the Morfa Nefyn development boundary, with the most southern part outside, but abutting the boundary. In accordance with Policy PCYFF 1 Development Boundaries, applications 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. In the JLDP, Morfa Nefyn has been identified as a Coastal/Rural Village under policy TAI 4. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy. Policy TAI 16 also notes that proposals are permitted for schemes that are 100% affordable on sites immediately adjacent to the development boundaries that form a reasonable extension to the settlement on the condition that it can show that local need is proven for affordable housing that cannot be addressed within a reasonable timetable on a market site within the development boundary.

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- 5.3 The indicative supply level for Morfa Nefyn over the Plan period is 15 units (including a 10% 'slippage allowance'). During the period 2011 to 2024, a total of 35 units have been completed in Morfa Nefyn. The windfall land bank, i.e. sites with extant planning permission, in April 2024, was 4 units. This means that Morfa Nefyn has already exceeded its indicative supply level.
- 5.4 The Plan's Monitoring Framework considers the number of units that have been completed annually to determine whether the Plan is delivering the housing requirement. Annual monitoring will also enable the Councils to determine what type of sites will supply housing i.e., designations or windfall sites. The focus will be on the completed units rather than permissions. Additionally, the Monitoring Framework will try to assess whether the Plan's Settlement Strategy is being achieved. This indicator looks at housing permissions. Policy PS 17 Settlement Strategy states that 25% of the housing growth will be located within Villages, Clusters and open Countryside. A review of the situation in relation to the windfall provision within all the Villages, Clusters and open Countryside in April 2022 indicates that, out of the 1,953 units anticipated on windfall sites, 1,565 units were completed, which means that there is a current lack of 388 units in terms of units completed in this tier. This data reflects the fact that the Plan inherited several permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. Currently, approval of this site can be considered against expected provision within the Villages, Clusters and Countryside category (based on the completion rate so far).
- 5.5 As the settlement will see its expected growth level on windfall sites through units completed in the period from 2011 to 2021, there is a need for justification with this application, outlining how the proposal will address the needs of the local community. This could be done by:
- submitting any market research work they have undertaken i.e., demonstrating that there is need for this type of development in the area;
  - that the proposal meets local recognised need for affordable housing;
  - that the proposal provides for specialist housing needs e.g. units for the elderly.
  - if the units in the land bank are not likely to be developed in the Plan's lifetime.
- 5.6 Based on the completion rates to date within the Villages, Clusters and Open Countryside (information as of April 2022) only, it is therefore likely, given the growth considerations, that such a proposal would be acceptable. However, this must be considered alongside the specific situation in Morfa Nefyn in terms of what has been built there and the extant permissions, as well as general housing prices on the open market locally. In this case, evidence has been gathered from various sources which confirms that there is considerable demand for the units locally in Morfa Nefyn, with evidence about the demand and the need for housing provided. Specifically, the information derives from an Assessment of the Local Housing Market, Housing Needs Studies, the General Housing Register, Tai Teg Register, Older People Accommodation Strategy, 2021 Census and Household Projections 2011, as well as figures from the Housing Needs Review conducted by the Rural Housing Enabler Service. The Tai Teg register shows that 17 people are eligible to purchase an intermediate house and that 6 want rented housing. In addition to this, information was received by the planning policy unit which indicates that 74.7% of Morfa Nefyn households have been priced out of the housing market. Given this, it is likely that the genuine need for intermediate affordable housing is substantially higher than the data available from Tai Teg, and that being as individuals have not come forward to be assessed. Bearing this in mind, it is considered that the need for the housing has been proven.
- 5.7 A valuation of open market housing and details about selling and/or renting arrangements, and confirmation that the units are only available through Tŷ Gwynedd were received. The prices as noted in the information submitted are open market prices with the equity included. Each applicant will be assessed by Tai Teg in terms of their eligibility for an intermediate affordable house and the exact sum of the equity (30% - 50%) depends on the applicant's specific situation and indicates that the housing would then be within local people's reach. Local connection is defined as applicants who live or who have lived in the Community Council, or a Neighbouring Community Council, for a period of 5 consecutive years. The sale of each property will be referred through an Intermediate Housing selling arrangement. As noted, and in accordance with the current arrangement, this sale would be

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administered through Tai Teg, and the eligibility of every applicant is assessed based on 3 aspects, namely the need, affordability and local connection. It is considered that these details which have been submitted in terms of the need for the housing and the process of letting them were acceptable and the proposal meets the requirements of Policy TAI 4 and Strategic Policy PS 17 Settlement Strategy.

- 5.8 In accordance with Policy TAI 8, and as already noted, consideration should be given if the proposed development meets the demand recorded in a Housing Market Assessment and other local evidence. Statements and evidence have been submitted noting the reasoning behind the housing mix proposed in the application and confirmation was received by the Housing Strategic Unit that the information submitted was consistent with information of the need in the area and it would address the needs locally. In relation to the housing mix proposed, the Gwynedd Local Housing Market Assessment suggests that 40% should be one or two-bedroom properties, 30% three-bedroom properties and 30% properties with four+ bedrooms. In this case, the applicant has reviewed the sources used to gather evidence of need. The explanatory text in Policy TAI 8 explains: *"The Councils will consider information from a variety of sources, including an Assessment of the Local Housing Market, Housing Needs Studies, the General Housing Register, Tai Teg Register, Older People Accommodation Strategy, 2021 Census and Household Projections 2011, to assess the suitability of the housing mix in terms of the type and tenure proposed on development sites"*. As a result of this, it is considered that the mix is in accordance with policy TAI 8.
- 5.9 Policy TAI 15 of the LDP states that the councils will seek to ensure an appropriate level of affordable housing in the plan area. In Morfa Nefyn, the threshold is two or more housing units, but outside the boundary, 100% affordable housing is expected. As the proposal prepares a development of 100% affordable units and the Housing Strategic Unit has confirmed that the proposal addresses the need in the area, it is considered that the application meets policy TAI 15. The size of the units is also considered acceptable considering the needs of the SPG, and even considering the units noted as units that could be expanded in the future, the size would remain lower than what is noted in the relevant guidelines and policies relating to affordable housing. As is normal with such a proposal, a condition is set to prevent any development work until a scheme to develop affordable housing as part of the development has been submitted to, and approved in writing by the local planning authority. It is therefore considered that there is justification and a need for the proposal and that it meets the needs of the local community. It is considered that the proposal meets the needs of the LDP's housing policies.
- 5.10 Changes to legislation relating to creating new use classes for dwellings, it is now normal to include a condition to remove the approved development rights, as well as restrict the use class of the houses to use C3 only, namely dwellings used as sole residences or main residences. It is noted that imposing such a condition is appropriate as this proposal has been assessed against Morfa Nefyn's expected growth level to prepare C3 residential units to meet the needs of the local community in accordance with Policy TAI 8.

### Visual amenities

- 5.11 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site.
  - Respect the site and its surroundings in terms of its position in the local landscape.
  - Use appropriate materials.
- 5.12 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village and the site that has already been partially developed, it is deemed that the layout, design and materials of the proposed development will be in-keeping with the location in an appropriate way. It is believed that the houses have been designed to a quality standard which would be in-keeping with the general sense of the village. It is not considered that the houses would cause significant harm to the



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built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

- 5.13 It is noted that the site is within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest, however, when considering its location close to established residential developments, it is not believed that the proposed development will have any harmful impact on this vast designation, and it is therefore considered that the application is consistent with the objectives of policy AT1 of the LDP.

### **General and residential amenities**

- 5.14 Due to the location, design, orientation, and size of the proposed houses, it is not believed that there would be any significant detrimental impact on private amenities deriving from the development. Having accepted that residential dwellings about the site to the northern direction and opposite some of the new dwellings to the western direction, in taking consideration of the distance that would be between the new dwellings and these dwellings, it is not believed that any harmful overlooking obvious from current properties would derive from the development and, whilst some inter-visibility would be inevitable between the area's properties, it is not believed that it would be unreasonable or unexpected in such a location. It is also not believed that there would be any obvious harm in terms of impacts such as shading or dominating any other property.
- 5.15 In considering the above, it is believed that the development is acceptable under the relevant requirement of policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

### **The Welsh Language**

- 5.16 In this case, a Language Statement is needed because the growth level of Morfa Nefyn has already been reached and has been surpassed.
- 5.17 A report in the form of a Welsh Language Impact Assessment was received that concluded that the proposed development would have a general beneficial impact on the Welsh language and the community in Morfa Nefyn by providing affordable housing that meets the need and demand that has been proven for local residents. It was also noted, by providing affordable housing that is targeted to meet local need, those in search of affordable housing can continue to live in their local communities, and failure to provide these types of residential developments would likely lead to local young families having to ultimately leave, which would lead to further outward migration, which would be likely to lead to a reduction in the number and proportion of Welsh speakers in Morfa Nefyn. The proposed dwellings would be suitable for families and young or older couples alike, which would enable younger generations to start a family and contribute to the local community.
- 5.18 In response to the consultation, the Language Unit noted that it would appear that the part-ownership plan would allow many local residents to purchase houses for the first time, who would otherwise have to move to areas where housing prices are lower, and would help to retain the same level of Welsh speakers in the ward.
- 5.19 A Welsh Language Impact Assessment has been submitted with the application which summarises the argument in favour of the proposal and the impact, if any, on the social and linguistic fabric of the village of Morfa Nefyn. The existing housing situation within the county is very much known in terms of the seriousness of finding a house at an affordable price. The principle of a new residential development which would contribute towards meeting the local need and including 100% affordable housing is completely acceptable, and no unanswerable evidence has been submitted to show that the proposal would have a harmful impact on the Language and therefore it is considered that the proposal is acceptable in terms of policy PS1 of the LDP and the relevant supplementary planning guidance. Also, there is an intention to include conditions asking for bilingual and Welsh name signs on the site that would also ensure that the proposal meets the relevant needs of policy PS 1.

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### **Transport and access matters**

- 5.20 The Transportation Unit has no objection to the proposal as it is assumed that the entrance that has already been established into the site from Lôn Isaf is standard and operational. The existing estate road as it stands would serve the majority of the proposed development's houses, with the furthest southern part only needing to be extended to serve the plots on the lowest part of the site, namely plots 6, 7 and 8. It can be seen that vehicle parking spaces are provided within the 9 plots. Therefore, it is deemed that the proposal meets the relevant requirements in terms of road safety and the parking provision and that a convenient and safe access arrangement can be secured. Therefore, the application meets the requirements of policy TRA 2 and TRA 4 of the LDP as they relate to these matters.

### **Biodiversity matters**

- 5.21 An Initial Ecological Assessment and Biodiversity Improvement plan and Green Infrastructure Statement were submitted with the application. In addition, landscaping proposals are seen to mitigate the impacts of the development. The proposal is not objected to in terms of this aspect by the Biodiversity Unit or Natural Resources Wales. However, the Biodiversity Unit notes the need for the applicant to provide a lighting scheme for the site to ensure that the development will not have a negative impact on the dark sky and bats. It is believed that imposing a standard condition to reach an agreement on such details would be reasonable in this case.
- 5.22 By imposing appropriate conditions to reach an agreement on the site's lighting details as well as ensuring that all mitigation measures and biodiversity enhancements are implemented in line with relevant reports, it is believed that the development is acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP as well as chapter 6 of Planning Policy Wales which relates to the green infrastructure and the stepwise approach.

### **Open spaces**

- 5.23 Policy ISA 5 notes that new housing proposals for 10 or more houses in areas where existing open spaces cannot satisfy the needs of the proposed housing development to provide a suitable provision of open spaces. In this case, as the proposed development offers fewer houses than this threshold, an open space will not need to be included.

### **Educational matters**

- 5.24 Policy ISA 1 notes that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan makes it a requirement for the proposal to fund these. A financial contribution may be requested to improve the associated infrastructure, facilities, services and work, when these will be necessary to make the proposals acceptable.
- 5.25 As part of the statutory consultation, confirmation was received from the Education Department that capacity is available at Ysgol Gynradd Morfa Nefyn and Ysgol Uwchradd Botwnnog and Ysgol Uwchradd Glan y Môr. Specifically:
- Ysgol Morfa Nefyn: Capacity 40 - Existing total - 18 - Projected numbers - September 2025 - 19; September 2026 - 19; September 2027 - 18.
  - Ysgol Uwchradd Botwnnog: Capacity 550 - Existing total - 477 - Projected numbers - September 2025 - 467; September 2026 - 449; September 2027 - 406.
  - Ysgol Glan y Môr, Pwllheli: Capacity 732 - Existing total - 482 - Projected numbers - September 2025 - 469; September 2026 - 446; September 2027 - 418.

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- 5.26 Therefore, it is believed that the proposal would not create a direct need for additional education facilities and that there would be no justification to request a financial contribution. The proposal is considered acceptable and in accordance with the relevant requirements of ISA 1 as well as the relevant guidelines noted within Supplementary Planning Guidance: Planning Obligation.

### **Infrastructure matters**

- 5.27 It is seen from Welsh Water's response that it is not anticipated that there would be any concern to connect the proposed development to the public system and, therefore, it is believed that this in itself is confirmation that current capacity is available within the local system for the development. It is therefore believed that the proposal is acceptable in terms of the relevant requirements of Policies PS 2 and ISA 1.

### **6. Conclusions:**

- 6.1 This is a proposal for affordable housing drawn up to meet the needs and demand for housing locally and located on a site partially developed for residential use. As a result, it is believed that the plan is acceptable on the grounds of principle and that it complies with relevant local and national planning policies as noted in the report. Full attention was given to all observations received and it is believed that the proposal is acceptable and, through that, is in accordance with the requirements of the relevant policies as noted above.

### **7. Recommendation:**

- 7.1 To delegate powers to the Head of Environment Department to approve the application, with the following conditions:
1. Time
  2. Development to comply with the approved plans
  3. Affordable housing condition
  4. Agree on external materials including the roofing slates
  5. Withdrawing permitted development rights
  6. Welsh Water Condition
  7. Highways Conditions
  8. Biodiversity Conditions
  9. A need to submit A Construction Management Plan prior to the commencement of the development work
  10. There must be a Welsh name for the housing estate and individual houses
  11. Restrict the use to C3 use class only
  12. Landscaping to be completed

Note: Welsh Water  
Sustainable Drainage  
Note by Natural Resources Wales