

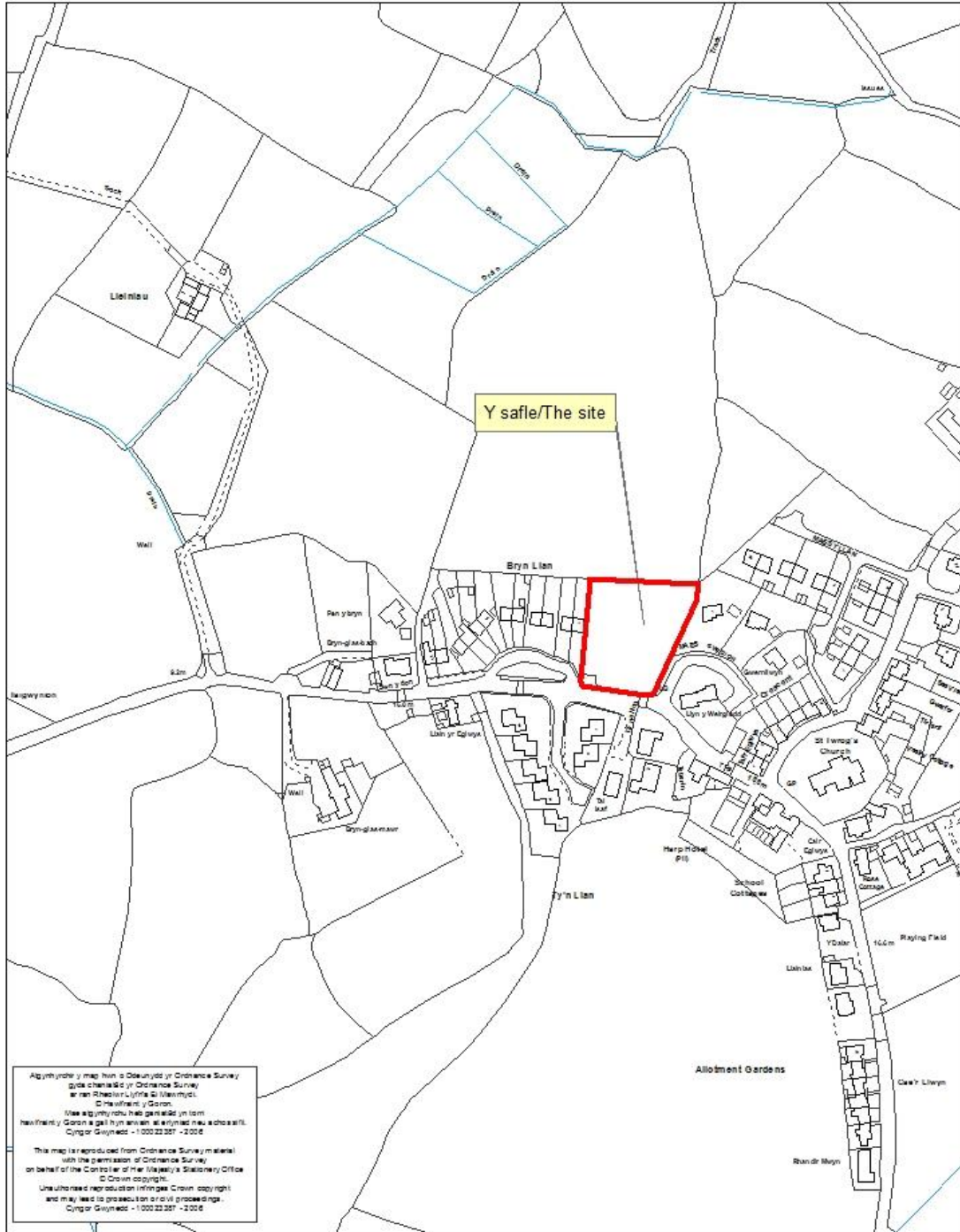
Number: 4



Rhif y Cais / Application Number :

C15-0233-17-AM

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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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0233/17/AM
Date Registered: 16/04/2015
Application Type: Outline
Community: Llandwrog
Ward: Groeslon

Proposal: OUTLINE APPLICATION FOR THE ERECTION OF NINE DWELLINGS TO INCLUDE THREE AFFORDABLE DWELLINGS AND IMPROVEMENTS TO EXISTING ACCESS
Location: LAND NEAR BRYN LLAN, LLANDWROG, CAERNARFON, GWYNEDD. LL54 5TA

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 The application is an outline application for the erection of nine dwellings to include three affordable dwellings and improvements to existing agricultural access. As this is an outline application, the only matters that require consideration are the principle of developing 9 houses on the site together with the proposed access to the site. All other matters are reserved, and these include the access, location of the houses within the site, appearance, scale and landscaping. Despite this, every outline application must show an indicative location plan for the houses together with the maximum size/height of the units.

1.2 The plan and the information now refer to six four bedroom houses on the open market (three different designs) and three three bedroom houses for affordable local need (two different designs). All these properties would be two-storey. The estate road would serve the estate with one entry point near Bryn Llan estate. The existing public footpath to the east of the site will be safeguarded.

The following documents were submitted as part of the application:

- Design and Access Statement
- Planning Statement
- Community and Language Statement
- Community and Language Assessment
- Floods Impact Assessment

1.3 The application site is located within the development boundary of Llandwrog and it is on a site that has been designated specifically for housing in the Gwynedd Unitary Development Plan. A development brief has been prepared for the site as part of the Supplementary Planning Guidance and it suggests that the site could cope with approximately 9 residential units with approximately 30% of them being affordable homes.

1.4 The site is comparatively level and uniform in terms of its shape and two small housing estates abut the site in Llandwrog. To the north there is an open field and to the south is the road from Llandwrog to Dinas Dinlle. The site is in close proximity to the Llandwrog Conservation Area which is an example of an estate village with several listed buildings.

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.

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2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application with regard to any significant likely environmental impact or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY A2 – PROTECT 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 B3 – DEVELOPMENTS AFFECTING THE SETTING OF LISTED BUILDINGS
Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

POLICY B4 – DEVELOPMENTS IN OR AFFECTING THE SETTING OF CONSERVATION AREAS

Ensure that proposals within conservation areas, or proposals that affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

POLICY B15 – PROTECTION OF INTERNATIONAL NATURE CONSERVATION SITES

Refuse proposals that are likely to cause significant harm to the integrity of nature conservation sites of international importance unless they conform to a series of criteria aimed at managing, enhancing and protecting the recognised features of such sites.

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 protecting 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.

POLICY B3 – INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

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.

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POLICY B27 – LANDSCAPING SCHEMES

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY CH1 – NEW HOUSES ON ALLOCATED SITES

Proposals to build houses on allocated sites will be approved subject to criteria relating to the specific features of the development.

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 CH18 – AVAILABILITY OF INFRASTRUCTURE

Development proposals will be refused if there is no adequate provision of necessary infrastructure for the development, unless they can conform to one of two specific criteria which require that appropriate arrangements are made to ensure adequate provision, or that the development is carried out in phases in order to conform to any proposed scheme for the provision of infrastructure.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY

All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals which will incorporate them satisfactorily within the development and by prohibiting plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH29 – SAFEGUARDING AND IMPROVING LINKS FOR PEDESTRIANS

Proposals within Centres and Villages will be refused unless they provide safe, attractive and direct footpaths for pedestrians across and out of the site where there is a clear opportunity to make such a provision.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH31 – PROVIDING FOR CYCLISTS

Development proposals that do not provide specific facilities for cycling where there are obvious opportunities for doing so will be refused.

POLICY CH32 – INCREASING ACCESSIBILITY BY PUBLIC TRANSPORT

Proposals that are likely to lead to a substantial increase in the number of journeys made by private motor vehicles will be refused unless there is an adequate public transport service in place as an alternative, or unless the development will be effectively served by public transport in the future and that consideration has been given to promoting the use of public transport services in the planning and design of the development.

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POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can 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, extensions to 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 CH37 – EDUCATIONAL, HEALTH AND COMMUNITY FACILITIES

Development proposals for new educational, health or community facilities or extensions to existing facilities will be approved provided they conform to a series of criteria relating to the location of the proposal, its accessibility using different modes of travel, together with highway considerations, the design of any new school and the effect on an identified town centre.

Gwynedd Design Guidelines

A series of Supplementary Planning Guidance have been adopted by the Council. The following guidance is relevant to this application:

- Affordable Housing
- Planning and the Welsh Language
- Housing Developments and Educational Provision
- Planning obligations
- Housing developments and open spaces of recreational value
- Supplementary Planning Guidance: Development Briefs (November 2009) including the development brief – Houses near Bryn Llan, Llandwrog.

2.3 National Policies:

Planning Policy Wales, Edition 7, July 2014

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 C09A/0245/17/AM – Outline application for the erection of nine dwellings to include three affordable dwellings and improvements to existing access. Approved 11/02/10 (not implemented – terminated)

4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to the above application, and confirm that I have no objection to the proposal. A proposal is shown to construct an estate road which

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does not comply with the Council's usual road adoption standards and, therefore, it is considered that the site would be developed with the intention of keeping the estate road as a private estate road. I recommend standard conditions regarding parking provision for each unit, ensuring that no surface water is discharged into the highway and to provide a footway (to be adopted as a highway) along the front of the site.

- Natural Resources Wales: No objection but condition necessary – submit land drainage details prior to commencing any work on the site.
- Biodiversity: The site lies within 500m of the Glynllifon Special Area of Conservation (SAC). All the trees and hedges around the site should be retained in order to protect the flight path of bats. Need for a hedge survey.
- Welsh Water: No objection. Offer Standard conditions.
- Countryside and Access Unit: Not received.
- Trees Unit: There are no concerns. Request a landscaping plan that will include planting a hedge on the new northern boundary of the site.
- Housing Strategic Unit: No objection.
- Public Consultation: A notice was placed on the site and nearby residents were informed. The advertising period has ended and several letters were received objecting on the basis of:
 - Three-storey houses unsuitable for the village.
 - Over-development of the site.
 - Causing parking problems.

5. Assessment of the relevant planning considerations:

Principle of the development

- 5.1 Policies C1, CH1 and CH6 are relevant to this application. Policy C1 involves the location of new developments and the main focus of the policy is supporting developments within the development boundaries of towns and villages. The application site lies within the development boundary of Llandwrog; therefore, the application complies with policy C1. This application is also on a site that has been designated specifically for housing in the Gwynedd Unitary Development Plan and, therefore, it complies with Policy CH1. The principle of developing housing on this site is acceptable provided that the development displays a standard in terms of type, size and the affordability of the houses and also from the perspective of quality, design and form of the development in accordance with the relevant Development Brief for the site. This site was designated in the GUDP, not only to meet the housing needs of the village of Llandwrog, but also because it is an accessible and sustainable site to satisfy the wider needs of the Caernarfon Dependency Catchment Area.
- 5.2 The Development Brief notes that this site could cope with 9 residential units based on a development density of 30 units per hectare. Consequently, it is considered that the number of units proposed in the application is acceptable for the site and an appropriate use (on the basis of density) would be made of the land.

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5.3 The Brief for the site requests that the developer ensures that around 30% of the houses are affordable houses which satisfy the general local need for housing (on the basis that Llandwrog is defined as a 'Village' in the UDP) and Policy CH6 endorses the need to provide affordable housing for local need on all allocated sites. This application offers 33.3% of affordable housing, namely the closest figure to the target that can be achieved with these numbers. The Strategic Housing Unit's opinion, based on the above information, is that it seems that the proposal meets the need that has been identified and that the number of affordable units proposed is acceptable.

5.4 Therefore, it is considered that the three affordable units proposed are acceptable and the principle of the development as a whole is acceptable and complies with policies C1, CH1 and CH6. It must also be ensured that the three affordable units remain affordable in the future by completing the relevant 106 Agreement.

Educational Provision

5.5 Policy CH37 aims to ensure that existing schools will be able to cope with any increase in pupil numbers as a result of a new residential development. The Joint Planning Policy Unit has confirmed, in comparing the latest information regarding the number of pupils that attend Llandwrog primary school with the information in the SPG 'Housing Developments and Educational Facilities', it would not be necessary to provide an educational contribution on the basis of this development as there is currently sufficient capacity in the school.

Language Matters

5.6 A Language and Community Statement and a Language and Community Assessment was submitted. This concludes that the development would be positive given the position of the language by providing housing in accordance with the requirements of the GUDP and needs identified in the Survey of Local Housing Needs. The response of the Joint Planning Policy Unit to the contents of the assessment is awaited. The matter will be further reported upon to the Committee. If the response is positive, it is considered that the proposal is in accordance with Policies A1 and A2 of the GUDP.

Transport and access matters

5.7 The reasons for designating the site in the UDP included:

- Llandwrog is located in an accessible place within the Caernarfon Dependency Catchment Area.
- The site is within convenient walking distance to the community facilities and services in the village.
- The site is located near the route of a regular bus service.

The site was designated in order to ensure that it was accessible to alternative modes of transport and also to the village's facilities; therefore, it is considered that the development meets the requirements of policies CH29, CH30, CH31 and CH32 of the UDP.

5.8 The Transportation Unit has no objection to the proposal. However, the unit acknowledges that the layout as shown does not comply with the Council's usual road adoption standards and if the lay-out does not change from the indicative plans, the access roads must be kept as a private estate road. However, this is a matter for the developer to consider prior to submitting an application for reserved matters.

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5.9 The Transportation Unit also recommends a condition to provide a footway (to be adopted as a highway) along the front of the site. In order to achieve this, there will be a need possibly to fell trees and clear/remove a 'clawdd'. In response to the concerns of the Biodiversity Unit, the agent has confirmed that it is not proposed to fell any trees. In addition to biodiversity issues, the original boundaries, such as walls and 'cloddiau', contribute as important features to the historical environment and should be retained. All of these matters are relevant and obviously there must be a reasonable balance and consequently, discussions are ongoing with the transportation unit regarding this. Therefore, if the Planning Committee still wishes to approve the application, the right to approve the application will have to be delegated to the Senior Planning Manager, subject to receipt of favourable observations from the Transportation Unit and the Biodiversity Unit and imposing appropriate conditions. Following this, it will be considered that the application meets the requirements of policies CH33 and CH36 of the UDP which relate to road safety and the provision of private parking.

General and residential amenities

5.10 As this is an outline application no details were received about the design of the proposed houses, apart from their indicative size and height. A plan was received which showed the layout of the site, including the location of the houses and the arrangement for transport. The proposed development will be considered on its own merits, and it is considered that the general layout of the site is acceptable, that the density of the development is acceptable, and complies with the development brief, that the size of the houses is suitable in terms of maximum scale, and that it is possible, by means of conditions and by considering an application(s) containing full details, to manage the remaining details of the development.

5.11 The objections to the application refer to the height of the houses and state that three-storey houses will be unsuitable for the site. Although the details regarding location, height and size of the houses are indicative only, confirmation was received from the applicant that the houses will be two-storey only. It is therefore considered that the application satisfies the requirements of policies B22, B23 and B25 of the UDP and it will not have a detrimental effect on visual or residential amenities.

The impact of the development on the setting and the character of the Conservation Area and Listed Buildings

5.12 The application site is located on agricultural land as an infill site between two modern housing estates. This part of the village does not form part of the Conservation Area and the character and the difference between the historical environment and more modern developments in this part of the village are quite clear. From this perspective, it is not considered that the proposal will have an impact on, or will mean the loss of any historical features in the village. Neither will it cause substantial damage to the setting of the Conservation Area and the architectural or historical character of listed buildings. Therefore, it is considered that the proposal complies with the requirements of policies B3 and B4 of the GUDP.

Biodiversity matters

5.13 No protected sites or species would be affected directly by the development; however, it must be acknowledged that the site is within 500m of the Glynllifon Special Area of Conservation which is of international importance to bats. The Biodiversity Unit has stated that the hedges and trees around the site are important as flight paths for bats. The applicant's agent has stated that it is not the intention to fell trees and hedges and to this end they are willing to accept appropriate conditions to protect the trees and the hedges. In response to this, the Biodiversity Unit did not have any objection and consequently, there is no need for a hedge

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survey. If such conditions are put in place, it is believed that the application would overcome any concerns and would comply with policy B15 of the UDP.

Infrastructure matters

- 5.14 The consultation with Welsh Water confirmed that the infrastructure for disposing of sewage from the site and to supply water to the site is adequate; therefore it is considered that the application satisfies the requirements of policy CH18. It was confirmed that surface water will not be allowed to flow into the sewerage system, therefore the developer will be required to include suitable arrangements to this end in the drainage plan discussed above, and this can be managed through a planning condition. Natural Resources Wales have requested a condition on the planning permission to ensure that the development cannot be commenced until a water drainage plan for the site is submitted, which is acceptable to the Local Planning Authority. By imposing a condition insisting that such a plan is submitted, it can be ensured that the development will not create flood risk. With a condition, it is considered that the proposal complies with policy B32 which deals specifically with surface water.

Response to the public consultation

- 5.15 The above assessment has given full consideration to the objections received in response to the public consultation, and it is not considered that any material planning objections have been offered that outweigh the relevant planning policies noted in the assessment, therefore there is no reason why the Council should not support this application to contribute towards realising the objectives of the Unitary Development Plan.

6. Conclusions:

- 6.1 The objections from local residents have received full consideration as noted above. Based on the above assessment, and having considered all the relevant matters, including the objections, it is not considered that the proposal is contrary to the local and national policies and guidelines noted in the assessment, nor are there any other material planning considerations that state otherwise. Based on the above, it is considered that the proposal is acceptable subject to relevant conditions and completing a 106 agreement - general affordable housing.

7. Recommendation:

To delegate the right to the Senior Planning Manager to approve the application, subject to the applicant completing a 106 Agreement to ensure that 3 of the 9 houses are affordable houses for general local need; the receipt of favourable observations from the Joint Planning Policy Unit in response to the Community and Language Assessment and Statement; discuss and receive favourable observations from the Transportation Unit and the Biodiversity Unit and to relevant planning conditions involving the following:

7.1 Approve – Conditions

1. Commencement time of the development and submitting reserved matters.
2. Materials and finishes.
3. Access and parking.
4. Landscaping.
5. Removal of permitted development rights of the affordable houses.
6. Welsh Water/Natural Resources Wales (drainage)
7. Development to conform to the approved plans.
8. Condition to safeguard trees and hedges.