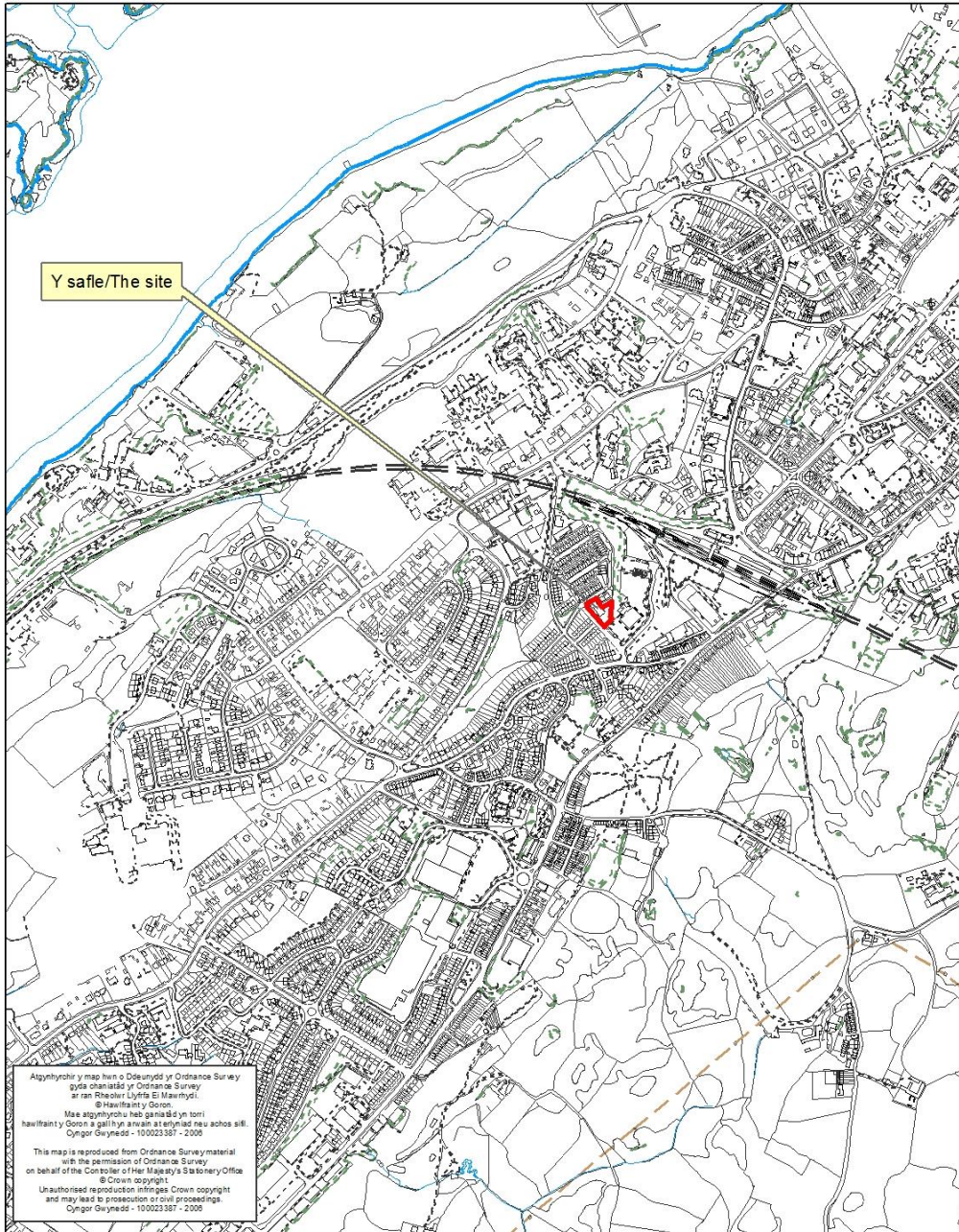


Number: 7



Rhif y Cais / Application Number : C16/0781/11/LL

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



PLANNING COMMITTEE	DATE: 26/09/2016
REPORT OF THE SENIOR MANAGER PLANNING AND ENVIRONMENT SERVICE	PWLLHELI

Application Number: C16/0781/11/LL
Date Registered: 06/07/2016
Application Type: Full - Planning
Community: Bangor
Ward: Hendre

Proposal: CHANGE CONDITION NUMBER 2 (IN ACCORDANCE WITH THE APPROVED PLANS) OF PLANNING PERMISSION NUMBER APP/Q6810/A/16/314218 TO MODIFY THE INTERNAL LAYOUT OF THE SECOND FLOOR TO PROVIDE 8 ONE BEDROOM UNITS AND 2 FOUR BEDROOM UNITS INSTEAD OF 8 ONE BEDROOM UNITS
Location: FORMER RAILWAY INSTITUTE, EUSTON ROAD, BANGOR, LL572YP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 Permission was previously granted via appeal to demolish the former Railway Institute building along with the erection of a three-storey building to create a total of 27 student flats along with a provision for bin storage, bicycle storage, landscaping and on-street parking spaces.
- 1.2 This is an application to amend condition number 2 (in accordance with the approved plans) of the planning permission to modify the internal layout of the second floor to provide two additional units within the development (namely, a total of 29 units). The proposal means providing 8 one bedroom units and 2 four bedroom units instead of 8 one bedroom units which were previously approved. The plan does not involve any changes to the external appearance of the building or the layout of the windows.
- 1.3 The site is located within a residential area in the city of Bangor and within the development boundary as shown in the Gwynedd Unitary Development Plan. The site is located on steep land along Euston Road, near the Postal Sorting Office and the railway. The traditional terraced houses of Belmont Street, Clarence Street and Euston Road are located directly above the site. The Railway Institute building has already been demolished and the site has been cleared. The site in its entirety measures approximately 0.13 hectares.

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 Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. 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 making 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.

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2.3 It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.4 Gwynedd Unitary Development Plan 2009:

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES

Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

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

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

POLICY 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 CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH39 – DEVELOP FURTHER EDUCATION AND HIGHER EDUCATION – Proposals for specific developments on a further or higher education site will be approved

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provided that specific criteria can be complied with relating to amenity and highway matters and in terms of the character of the area and the accessibility of the site to various modes of transport.

Gwynedd Design Guidance

2.3 National Policies:

Planning Policy Wales, 8th edition, 2016
 Technical Advice Note (TAN)
 TAN 12: Design
 TAN 18: Transportation

3. Relevant Planning History:

- 3.1 3/11/AD212B - Erecting a sign. Approved 23-Jan-1990
- 3.2 C15/0533/11/LL - Application for the demolition of the existing building and erection of a three-storey building to create 27 flats for students, relocation of pavement and creation of lay-by and parking for 7 vehicles. Approved on appeal 24/05/16
- 3.3. C15/1151/11/HD – Notice of intent to demolish a building. Approved 09/12/15

4. Consultations:

- City Council: Object - over-development of the site, too many empty hostels and insufficient accommodation for local people.
- Transportation Unit: No objection - the site is within reasonable walking and cycling distance to a number of facilities, such as the university buildings, shops and train station and the nearby on-street parking is open to all.
- Welsh Water: No observations but require the conditions imposed on the previous application.
- Public Consultation: A notice was posted on site and in the local paper and nearby residents were informed. The advertising period has ended and several correspondences were received objecting on the following grounds:
- Excessive supply of student accommodation and that the accommodation that has already been constructed has not yet been filled.
 - A residential area for families
 - Parking problems on Euston Road already
 - Issues of noise and litter
 - Students will create a nuisance
 - Unsuitable development for the area

5. Assessment of the relevant planning considerations:

The principle of the development

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- 5.1 The proposal concerns amending the plans previously approved to erect a new building to provide student accommodation. The site is within the development boundary of the City. This site has not been designated for any specific use and it falls outside the designations of Town Centre, Main Shopping Area and Conservation Area. The site is previously developed land.
- 5.2 There is no specific policy in the UDP which deals with a development of this type and the UDP's housing policies (policies CH3 and CH6 specifically) or policy CH39 (Further and Higher Education Developments) that refer to developments on higher education sites, are not entirely relevant. However, the proposal complies with the requirements of policy C1.
- 5.3 The merits of this application must be considered against the relevant planning history, namely that planning permission has been granted to redevelop the site by erecting a new three-storey building to provide student accommodation. In addition, it is important to note that there has been no change to the policy position since the previous plan was approved and, therefore, the principle continues to be acceptable and we are not in a position to question the need as the use has already been approved and this proposal is a minor amendment to that planning permission. As there is no change to the external design and layout of the building, therefore the main consideration of this application is the impact resulting from amending the layout of the second floor to provide two additional units and whether the plan in its amended form satisfies the policy requirements.
- 5.4 Therefore, it is considered that the principle of the proposal continues to be acceptable and the impact of the development will be discussed later in this report.

Visual, general and residential amenities

- 5.5 The proposal only involves changes to the internal layout of the second floor of the building and consequently it is considered that the appearance and layout of the building continues to be acceptable and in accordance with policies B22 and B25 which involves design and materials.
- 5.6 Policy B23 of the Gwynedd Unitary Development Plan relates to safeguarding the amenities of the local neighbourhood. The main consideration of this application is the impact stemming from installing 2 additional units with 8 bedrooms within the development which has already been approved. In determining the appeal, the planning inspector was of the opinion that the number of units was fairly normal and would not be an over-development of the site or would be likely to lead to any substantial damage to the amenities of existing residents in terms of noise or disturbance because of the layout and design of the building control of the use and the presence of businesses in the adjacent neighbourhood.
- 5.7 Although the proposal involves extending several units and bedrooms, the internal lay-out of the second floor is modifies to reflect the layout approved on the ground and first floors. As there are no changes to the fenestration pattern of the building, it is not considered that this proposal would have a greater impact than what has already been approved. It must be acknowledged that there will be more movements back and forth from the site resulting from the additional numbers. Despite this, it is not considered that an additional eight individuals would change the situation substantially or cause substantial impact on the amenities of nearby residents in terms of noise and disturbance.

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- 5.8 Although the concern raised by objectors is acknowledged, it is not considered that this plan is an over-development of the site and it would not have a substantial detrimental impact on residential amenities. Therefore, it is considered that the proposal complies with the requirements of Policy B23 of the GUDP.

Transport and Access Matters

- 5.9 A number of objections have been received regarding the lack of parking provision associated with this proposal. Despite this, the Transportation Unit has no objection to the proposal because the site is within reasonable walking and cycling distance to several amenities such as the university buildings, shops and the train station and the nearby on-street parking is open to everyone. Therefore, based on the above, it is considered that the proposal complies with the requirements of policies CH30, CH33 and CH36 of the UDP.

6. Conclusions:

- 6.1 This site is located within the development boundaries of the city of Bangor as defined in the GUDP. Full planning permission has already been granted for 27 units. This planning permission is extant which means that work on the approved development could commence at any time within a specified period. It is not believed that this proposal which seeks to provide two additional units is unacceptable compared with what has previously been approved and it would not be substantially more detrimental.
- 6.4 In light of the above, and having given full consideration to all relevant planning considerations including letters of objection and the submitted observations, it is considered that this proposal is acceptable and that it complies with the requirements of local and national policies and guidance.

7. Recommendation:

- 7.1 To approve – conditions
1. Time
 2. Comply with the plans.
 3. To comply with the conditions imposed on permission APP/Q6810/A/ 16/314218, granted on appeal (slate, materials, Welsh Water/land drainage issues, landscaping).