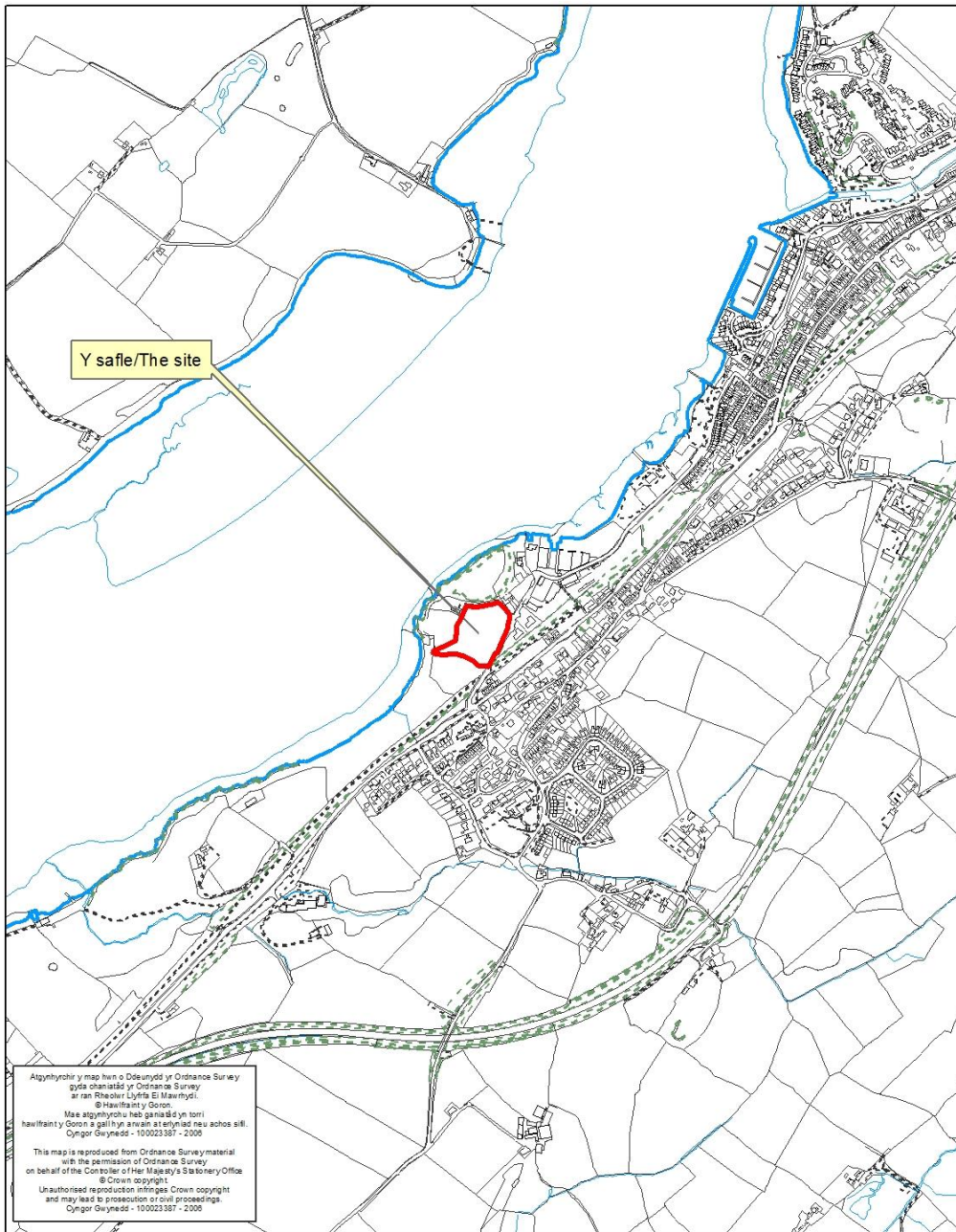


Rhif: 3



Rhif y Cais / Application Number : C15-0416-20-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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Application Number: C15/0416/20/AM
Date Registered: 29/04/2015
Application Type: Outline
Community: Y Felinheli
Ward: Y Felinheli

Proposal: OUTLINE APPLICATION WITH SOME RESERVED MATTERS FOR CONSTRUCTING 14 DWELLINGS TOGETHER WITH THE CONSTRUCTION OF AN ACCESS AND ESTATE ROAD, PROVISION OF ALLOTMENTS AND ASSOCIATED ACCESS AND PARKING
Location: LAND AT BEACH ROAD, FELINHELI, GWYNEDD

Summary of the Recommendation: TO REFUSE

1. Description:

1.1 This is an outline application to construct 14 houses, create a vehicular access and estate road along with provision of allotments and associated access and parking with some reserved matters to be included within a detailed application (should this outline application be approved). The only matter that forms part of this outline application is the proposed access and the reserved matters relate to landscaping, elevations, layout and scale.

1.2 The main elements of the proposal can be split as follows:-

- Providing houses – the outline application involves constructing 14 dwellings to include 8 bungalows, 4 dormer houses and 2 two-storey houses designed with a semi-detached layout. Four of the houses have been proposed as affordable houses in order to meet local need for housing in Felinheli.
- Allotments - the proposal intends to create five allotments and parking spaces on the lower part of the site and it is proposed to serve this by improving the existing access to the bottom of the field. No information has been submitted with this application relating to who will be using these allotments.
- New access – in order to serve the houses, there will be a need to create a new access from the nearby unclassified county road (Beach Road). To be able to create the access and secure standard visibility and create a new footpath, the *clawdd* that separates the site from the county road will be demolished along the site’s northern boundary. The houses will be linked to the access by constructing an estate road to the Council’s adopted standards.

1.3 The site is located opposite an unclassified county road (Beach Road) and measures 0.99ha. The topography in this part of the landscape means that the application site is in the form of a bowl shape with a prominent and steep slope running downwards from the east to the west and to the lowest part of the site. The site is currently used as an open meadow. Beach Road is located parallel to the north of the site and there are residential houses further along. To the east, there is a footpath that leads down to the Menai Straits and the Community Health Centre is located in the corner of the field. To the south, there are established woodlands and agricultural land located beyond those. To the west of the site is Canolfan Dinas (a holiday bunkhouse), the Rowen Terrace and a scheduled monument, Dinas promontory fort, with the Menai Straits and Anglesey beyond. The entire site is **located outside the development**

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boundary as included in the Gwynedd Unitary Development Plan (GUDP). The site is located within an area designated in the UDP as a Registered Historic Landscape.

- 1.4 In accordance with the requirements of Technical Advice Note 12 on “Design” (2009) a Design and Access Statement was submitted which includes the five statutory headings. In addition to this statement, a Language and Community Assessment and an Affordable Housing Statement were submitted with the outline planning application.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impact in the form of an environmental assessment or assessments of other impacts.

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

POLICY B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS

Protect landscapes, parks and gardens of special historic interest in Wales from developments that would cause significant harm to their character, appearance or setting.

POLICY B21 – WILDLIFE CORRIDORS, HABITAT LINKAGES AND STEPPING STONES

Safeguard the integrity of landscape features which are important for wild flora and fauna unless it can be shown that reasons for the development override the need to maintain the features and that mitigating measures can be provided.

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

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Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aiming to safeguard the recognised features and amenities of the local area

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

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 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 CH7 – AFFORDABLE HOUSING ON RURAL EXCEPTION SITES DIRECTLY ADJOINING THE BOUNDARIES OF VILLAGES AND LOCAL CENTRES

Permit affordable housing on rural sites directly adjoining the boundaries of Villages and Local Centres if they conform to criteria relating to local need, affordability and impact on the form of the settlement.

POLICY CH9 - NEW DWELLINGS IN OPEN COUNTRYSIDE

Refuse proposals for new dwellings in rural areas unless they are for individuals who must live on the site due to their work and a number of other criteria relevant to the location and the type of dwelling, and restrictions on ownership of the dwelling.

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.

Supplementary Planning Guidance (SPG): Building new Houses in the Countryside (2009)

SPG: Affordable Housing (2009)

SPG: Planning and the Welsh Language (2009).

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SPG: Housing Developments and Educational Provision (2009)

Gwynedd Design Guidelines (2003).

2.3 National Policies:

Planning Policy Wales, Edition 7 (2014), Chapter 3 – ‘Determining and Enforcing Planning Decisions’, Chapter 5 Protecting and Enhancing the Natural Heritage and the Coast, Chapter 6 Protecting the Historic Environment, Chapter 8 Transport and Chapter 9 Housing.

Technical Advice Note (TAN 2) - ‘Planning and Affordable Homes’, (2006).

TAN 5 Planning and Nature Conservation (2009)

TAN 6 Planning for Sustainable Rural Communities (2010)

TAN 12 Design (2014)

TAN 18 – Transport (2007)

The Welsh Office Circular 60/96 – Planning and the Historic Environment: Archaeology

3. Relevant Planning History:

- 3.1 No planning applications have been submitted for this particular site in the past, however a pre-application enquiry was received and it was noted at that time that the site was located outside the development boundary and the Local Planning Authority would not look favourably on the request to develop the site for housing.

4. Consultations:

Community/Town Council:	No response
Transportation Unit:	Need to submit a traffic assessment in order to confirm that the proposal will not have a detrimental impact on the local roads network which could lead to an increase in traffic flow given the traffic that visits the health centre nearby. Subject to the traffic assessment being satisfactory, there will be a need to widen the road (Beach Road) to full width keeping the footpath part of the development in order to reduce congestion on the road and to facilitate access to the proposed development.
Natural Resources Wales:	No objection, but has made observations regarding draining the land and the duty to safeguard protected species.
Welsh Water:	Standard conditions regarding the disposal of surface/foul water from the site.
Public Protection Unit:	No response
Biodiversity Unit:	An important hedge with a number of species including at least seven different types of trees will be lost should this application be approved. No ecological assessment has been submitted in relation to

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the hedge. The hedge grows atop an ancient *clawdd* which contributes to its importance. For these reasons, the application should be **refused**. Should the application be approved, there will be a need for the applicant to submit an ecological assessment of the hedge and submit mitigating measures to protect the hedge.

Trees Unit: Need to safeguard the substantial hedge that runs down the northern boundary of the site. There will be a need to submit a landscaping plan for approval before any work commences on the site, should the application be approved.

Strategic Development Unit Housing: Refer to the number of applicants who wish to live in the Felinheli catchment along with the type of need for housing. Recommend that the applicant should contact the Unit for details of housing associations in Gwynedd.

Education Information Officer: Sufficient capacity for more children in the primary school.

CADW (Monuments): The Planning Policy Wales document (2014) and paragraph 17 of the 60/96 Newsletter states that developments that have a detrimental impact on archaeological remains should be refused and the contents of the above documents are also reflected in the GUDP. The proposal will have a **significant impact** on the setting of Caer Dinas which is identified as a monument of national importance and is therefore contrary to local and national policies and guidelines.

Gwynedd Archaeological Planning Service: The site is located within the Dinorwig Registered Landscape of Outstanding Historical Interest. The application site lies within the setting of the Dinas headland fort. A residential development in this open part of the landscape would have a detrimental impact on the setting of the fort from all directions. To this end, and in accordance with the 60/96 Newsletter and Planning Policy Wales, Edition 7 (2014) the application should be **refused**.

Public Consultation: The application was advertised in the press, a notice was placed on the site and nearby residents were notified. The advertising period has already come to an end and correspondence was received objecting on the following grounds:

- There is no need for more houses in Felinheli given that the application site is in a rural site outside the development boundary and that housing developments are ongoing within the village with a number of applications recently approved for additional housing within the village boundaries.
- There is a history of flooding problems in this part of the village and building on green land would worsen the situation. It must also be considered that the health centre has been built above the application site and any development further down could have a detrimental impact

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on surface water and sewerage in this part of the village.

- The proposal would add to traffic flow along this narrow section of the road (Beach Road) to the detriment of road safety. The majority of the road adjacent to the application site is restricted to one vehicle only. It must also be considered that the popular cycling / walking route of Lôn Las Menai is within a stone's throw of the site and an increase in traffic flow could also affect the safety of pedestrians/cyclists.
- Developing this green site would have a detrimental impact on views over to Anglesey and views of the Dinas promontory fort at the expense of visual amenities.
- The proposal would involve losing an important historic *clawdd* which is also of importance and interest to biodiversity and amenity.
- Developing the site would mean losing a natural wildlife habitat which includes a significant number of various flora and fauna.
- The proposal would have a significant impact on the setting of the Dinas promontory fort monument. A detailed archaeological survey should be undertaken giving consideration to the proximity of the monument.
- Will there be capacity at the school for more children?
- Will the development secure the Welsh character of the village?
- The application site is an important green and open site in the village and it should be retained as it is.
- Such a development would have a detrimental impact on the tranquillity of the area especially for the residents of the Dinas Centre bunkhouse which is located below the application site.

In addition to the above objections, objections were received that were not valid planning objections which included:

- Who will own the allotments included in the application?—no details have been included with the application.
- Concern regarding the matters that have been reserved from this application and which need to be confirmed in future under another application - need all the information now in order to submit detailed observations on the proposal itself.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of developing residential dwellings in the countryside has been included in a number of policy documents provided by the Council and the Welsh Government. The context of local policies has been included in the adopted GUDP document and they include the following policies:-

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- Policy C1 - land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments, and that new structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy in the Plan.
- Policy CH7 - permit affordable housing on rural sites directly adjoining the boundaries of villages and local centres if they conform to criteria relating to local need, affordability and impact on the form of the settlement.
- Policy CH9 – applications for new dwellings in the countryside will be refused unless the dwelling is required as a home for a full-time worker or someone who is mainly employed in agriculture, forestry or another rural land-based industry; or someone who earns their living through a full-time activity that provides an essential service to the agriculture or forestry sector within the county.

5.2 In addition to GUDP policies, there are also the Supplementary Planning Guidance (SPG) documents that endorse and expand on the contents of the above policies:-

- SPG: Affordable Housing – in exceptional cases, the GUDP will enable permitting development on rural exception sites located on the peripheries of villages and local centres provided the general local need for affordable housing has been proven; that the development forms a logical extension to the village; the development would not form an unacceptable extension into the countryside and satisfactory arrangements are in place to restrict the occupancy of the houses provided initially and in perpetuity to those who are able to prove general local need for affordable housing.
- SPG: Building New Houses in the Countryside – states that national policies on dwellings in the countryside are aimed towards safeguarding areas from unnecessary developments that impact upon the beauty of the countryside. Houses when located in remote areas, can affect the landscape and can be expensive to connect to public utilities and can lead to an increase in traffic on unsuitable rural roads. Local policies are also based on these considerations and the countryside is described as those areas that are outside the development boundaries of centres and villages and outside the built form of rural villages.

5.3 In addition to the above, consideration must also be given to the Gwynedd Design Guidelines (2003) which state the importance of considering the location of the site in relation to its context, especially if located in open countryside.

5.4 In addition to considering the context of the abovementioned local policies and guidance, consideration must also be afforded to the advice contained in Welsh Government documents which include:-

- TAN 2 Affordable Housing – planning authorities must have a policy on rural exception sites and these sites shall be small, solely for affordable housing and located either within or adjoining existing rural settlements.
- TAN 5 Planning and Nature Conservation – consideration must be given to biodiversity and landscape when determining individual applications and impact on wildlife or the landscape of any area could be a material consideration to planning. In some cases there will be a need to refuse planning permission for

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conservation reasons especially when the detrimental impact on the environment outweighs other material considerations.

- TAN 6 Planning for Sustainable Rural Communities - one of the few circumstances in which a new residential development in the open countryside can be justified is when accommodation is required to enable a rural enterprise worker to live at, or close to, his workplace. It goes on to state that planning authorities should ensure that affordable housing is provided where there is a genuine local need and on exception sites.
- TAN 12 Design - in dealing with planning applications, consideration must be afforded to the impact of developments on their context, be they in the landscape or townscape. The relationship between development and the rural landscape is critical to its success and its long term impact on the landscape itself.

5.5 Given the above policy and guidelines context it is clear that the proposal is not acceptable in principle and that it is contrary to local policies and guidelines along with the advice contained in Welsh Government documents, on the following grounds:-

- **Location** – the site of this application is located in open countryside and is outside the village boundary as shown in the GUDP. The development boundary abuts the site's northern boundary; however its location means that the site itself protrudes out of the development boundary towards the south. The boundary between the built section of the village and the open green section has been clearly physically defined by Beach Road and an established *clawdd* and any development outside this delineation would form an unacceptable and unreasonable extension to the countryside creating a fragmented development pattern (despite the fact that the application includes four affordable houses). Therefore, it is believed that the proposal is contrary to the requirements of Policy C1, CH7 and CH9 of the GUDP in relation to building new houses in the countryside; SPG on Affordable Housing and Building New Housing in the Countryside, the Gwynedd Design Guidelines along with Planning Policy Wales and the relevant TAN.
- **Visual amenities** – the application site is located on open green land which abuts the built section of the village. Constructing houses here would create a prominent and incongruous feature in open landscape and although there are structures nearby (including the community health centre), this in itself does not justify approving more new buildings in the form of housing on this particular site. Therefore, it is believed that the proposal is contrary to the requirements of Policy CH7, B23 and C1 of the GUDP, SPG on Building New Houses in the Countryside, Gwynedd Design Guidelines, TAN 12 on Design and Planning Policy Wales.
- **Impact on sites of archaeological importance** – as referred to above, the application site lies within the setting of the listed monument of Dinas promontory fort (Number CN047) located to the west of the site itself. The development, should it be approved, would stand in a very prominent side opposite the monument and consequently would have a significant impact on the setting of this nationally important structure, despite the vegetation that surrounds it. The development would dominate the setting of the monument

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along with having a detrimental impact on views from the monument and from nearby public areas (regardless of the location of the health centre). Therefore, it is believed that the proposal is contrary to the requirements of Policy B7 of the GUDP, Planning Policy Wales and the Welsh Office Circular 60/96.

- **Biodiversity and wildlife** – the proposal would involve demolishing approximately 70m of important hedge which contains flora and fauna with at least 7 different types of trees in order to create the new access and pavement. The hedge grows atop the ancient *clawdd* which also makes a vast contribution to the rural character of the area and is of a significant amenity value. National advice states that in considering any development proposal, local planning authorities should consider the environmental impact in order to avoid, wherever possible, any detrimental impact on the environment. If other material considerations do not outweigh these detrimental impacts and if they cannot be reduced by undertaking suitable mitigating measures, such proposals should be refused. It is believed, in this case, that mitigating measures would neither be practical nor suitable due to the statutory requirements relating to ensuring standard visibility for new accesses to residential housing estates. In addition to the above concern, no ecological assessment was submitted with the application and should such an assessment have been submitted, this, in turn would have enabled the Local Planning Authority to formulate a detailed assessment of the implications of the development on any environmental and ecological impacts in this part of the landscape. In this respect, it is believed that the proposal does not comply with the requirements of Policy A1 or Policy B21 of the GUDP, TAN 5 Planning and Nature Conservation or with Planning Policy Wales.

- 5.6 Taking the above assessment into consideration, it is clear that the proposal to construct housing on this site is not acceptable in principle.

Visual amenities

- 5.7 The site of this application is an open green site located on the built peripheries of the village and it contributes significantly to the rural character of this part of the village. The public have prominent and important views in to, out of and across the site. The new community health centre is located on the highest part of the field making it crucial to safeguard the remainder of the field which has an open character especially given the proximity to a nearby monument of national importance and the need to protect that monument as well as its setting. Based on the value and character of this section of open land, it is believed that developing this land for associated facilities would have a detrimental impact on the character and the visual amenities of the area. The proposal would also involve removing approximately 70m of an ancient *clawdd* which currently creates a natural and significant feature in the landscape and losing it would have a serious and unacceptable impact on the rural amenities and character on the southern peripheries of the village. In dealing with such applications, it is the duty of local planning authorities to take into consideration the importance of ‘safeguarding areas from unnecessary development that have an impact on the beauty of the countryside and houses located in remote locations can impact upon the landscape’. In this case, it is believed that the site is not ideal for a residential development on the grounds of its visual impact on the amenities of this area and that it is contrary to the requirements of Policy B23, CH7 and C1 of the GUDP, SPG: Building New Houses in the Countryside, TAN 12 Design, Planning Policy Wales on Housing and the Council’s Planning Guidance.

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General and residential amenities

- 5.8 A number of residential dwellings are located near the site along with the community health centre. The proposal, by approving it in principle, would involve erecting 14 new houses along with five allotments on an open, green site. Given the relative tranquil nature and character of the vicinity of this rural site, it is believed that the proposal would have a detrimental impact on the general and residential amenities of residents near the site on grounds of disturbance and noise emanating from the development in the form of all the comings and goings attributed to domestic life. The response to the public consultation period has highlighted concern regarding the volume of traffic travelling up and down the narrow Beach Road which is adjacent to the site. In this respect, it is believed that the proposal is contrary to the requirements of Policy B23 of the GUDP, the Council's Design Guidelines along with the advice contained in TAN 12 Design.

Transport and access matters

- 5.9 The proposal involves creating a new access to the site in order to serve the houses along with improving the existing access located further down for serving the allotments from a steep substandard single road. Despite these proposals and improvements, and in order to ensure that the current roads network is of a sufficient standard to accommodate the traffic flow that is likely to be generated by the new development (which adds to the traffic that already uses the health centre), the Transportation Unit recommends that the applicant should provide a traffic assessment to support the application on grounds of road safety. Additionally, the existing road will have to be widened to the width of a full road in order to avoid any potential congestion on this section of the unclassified county road. Due to a fundamental policy objection to the application, there was no discussion with the applicant on the need for the above information as it is not likely that it would overcome the fundamental objection relating to development on this section of land outside the development boundary. In this respect, it is therefore believed that the information and evidence submitted by the applicant is insufficient in confirming that the proposal is acceptable on grounds of road safety and taking this into consideration the proposal is contrary to the requirements of Policies A1 and CH33 of the GUDP, TAN 18 and Planning Policy Wales.
- 5.10 Nonetheless, it is believed that the parking facilities that are included in this outline application are acceptable on grounds of statutory requirements, and therefore, this element of the proposal is acceptable on grounds of the requirements of Policy CH36 of the GUDP, TAN 18 and Planning Policy Wales.

Biodiversity matters

- 5.11 As referred to above, it is believed that the proposal, especially the element including creating an access and new pavement along with the need to widen the existing road, will have a significant impact on the natural environment - an impact that is not likely to be overturned by mitigating measures should this application be approved as the current ancient *clawdd* along the section of the boundary will be removed in its entirety. The Biodiversity Unit recommends refusing the application on grounds that no Ecological Report has been submitted in order to undertake a full assessment of the ecological value of this *clawdd*. Given the abovementioned assessment it is believed that the proposal is contrary to the requirements of Policy A1 and B21 of the GUDP, TAN 5 Planning and Nature Conservation and Planning Policy Wales.

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Archaeological Matters

- 5.12 The above assessment clearly states the importance of retaining and safeguarding the integrity, character and setting of the Dinas Promontory Fort listed monument which is located not too far to the west of the application site. It is a historic structure of national importance that needs to be further protected given that the health centre has already affected its setting somewhat. In this respect, it is believed that the proposal is contrary to the requirements of Policy B7 of the GUDP, Planning Policy Wales and the Welsh Office Circular 60/96.

Affordable housing matters

- 5.13 An Affordable Housing Statement was submitted as part of the application. In this case, the applicant proposes that four of the 14 houses will be affordable, which is a contribution of 30%. However, given the fundamental policy objection to the application, this element of the application was not discussed further with the applicant as a greater contribution or a different contribution of houses would not overcome the principle of developing this specific plot of land which is located entirely outside the development boundary.

Matters relating to need

- 5.14 The Affordable Housing Statement submitted with the application states that the Council does not have a five year supply of land for housing in Gwynedd. However, while the 2013 Gwynedd land supply is less than five years, this residual methodology provides an unrealistic growth level for delivering a five year supply. In fact, the current land bank provides eight years based on the GUDP annual growth level. The Statement includes a review of the Felinheli Community Council growth level since 2001 and the figures show a significant growth level (with 162 units completed there between 2001 and 2015) despite the fact that it is a 'Village' in the GUDP hierarchy. In April, 2015, there were 47 units with planning permission – 21 had not commenced and 26 were being built. It can be seen from these figures, therefore, there are currently 47 units in the land bank that could address the existing local need in Felinheli, without having to go beyond the development boundary to meet this need.

Linguistic matters

- 5.15 Policy A2 of the GUDP states that proposals which would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. In accordance with the Supplementary Planning Guidance: Planning and the Welsh Language a community and linguistic impact assessment was submitted with the application which included specific information regarding the area and local population and the development's impact on relevant matters. The assessment acknowledges the importance of the Welsh language in Felinheli and the consideration that should be given to all relevant issues.
- 5.16 In response to the content of this assessment the Joint Planning Policy Unit has reached the following conclusions:-
- It is not believed that the scale of the development is likely to cause significant growth in the population that would have a detrimental impact on the Welsh language.

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- The proposal of securing a proportion of affordable housing (a 30% contribution) is beneficial in terms keeping the current population in their communities and encouraging Welsh people to return to the area and there will be a need to ensure that these houses are available to local people now and in the future.
- The development is not likely to have an impact on the local primary school on grounds of capacity.

Educational matters

5.17 Although it is not believed that this specific development alone would have a detrimental impact on the primary school's capacity, other residential developments that have recently received permission in the village (Ger y Nant and Half Way House) must also be considered. Given the school's current capacity compared with the capacity projections for September 2016, it is anticipated that the local school will not have sufficient capacity to accommodate the accrued impact of these housing developments; therefore it is possible that the applicant will need to make a financial contribution towards local education facilities, should the application be approved. This is in accordance with the requirements of SPG: Housing Developments and Educational Provision (2009), which offers guidance to applicants on residential developments along with the cases where the Authority will seek a financial contribution towards local educational facilities. However, due to the fundamental policy objection to the application, there was no further discussion with the applicant on the need for a financial contribution as it is not likely that it would overcome the fundamental objection relating to development on this section of land outside the development boundary.

Response to the public consultation

5.18 As mentioned above, several objections have been received following the public consultation process on this application. The contents of the objections reflect the concerns of the Local Planning Authority as outlined in the above assessment.

6. Conclusions:

6.1 Taking into account the comprehensive assessment above, it is believed that the proposal is not acceptable on grounds of the principle of developing housing on this location, the impact on a scheduled monument, impact on visual amenities, impact on road safety and loss of a *clawdd* and hedge.

7. Recommendation:

7.1 To refuse – reasons:-

1. The proposal is unacceptable in principle and contrary to the requirements of Policy C1, CH7 and CH9 of the Gwynedd Unitary Development Plan and to the Supplementary Planning Guidance on Affordable Housing and Building new Housing in the Countryside, Technical Advice Note 2 on Affordable Dwellings and Technical Advice Note 6 on Planning for Sustainable Rural Communities together

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with Planning Policy Wales, Chapter 9 Housing as it involves erecting new dwellings in open countryside without justification.

2. The proposal is contrary to the requirements of Policy B23 and C1 of the Gwynedd Unitary Development Plan, Supplementary Planning Guidance on Building New Housing in the Countryside, Gwynedd Design Guide, Technical Advice Note 12 on Design together with Planning Policy Wales, Chapter 9 on Housing as the proposal would create a discordant feature within a sensitive landscape.
3. The proposal is contrary to the requirements of Policy B7 of the Gwynedd Unitary Development Plan, Planning Policy Wales Chapter 6 and Welsh Office Circular 60/96 as the proposal would detrimentally affect the setting and integrity of the registered ancient monument known as Dinas promontory fort.
4. The proposal to demolish the existing *clawdd* and hedge is considered contrary to the requirements of Policy A1 and B7 of the Gwynedd Unitary Development Plan, Technical Advice Note 5 on Nature Conservation and Planning and Planning Policy Wales Chapter 5 on Conserving and Improving Natural Heritage and the Coast as no ecological assessment has been submitted that would enable the Local Planning Authority to fully assess the ecological implications of the development.
5. The proposal is contrary to the requirements of Policy A1 and CH33 of the Gwynedd Unitary Development Plan, Technical Advice Note 18 on Transport and Planning Policy Wales as insufficient details in the form of a traffic impact assessment has been submitted with the application which shows that the local road network can cope with the additional traffic generated by the development.