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Number: 5

Application Number: C24/0289/03/LL

Date Registered: 23/04/2024

Application Type: Full

Community: Ffestiniog

Ward: Teigl

Proposal: Conversion of former Wynne's Arms into 5 residential flats

Location: Wynnes Arms Hotel, Manod Road, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 The application is to convert a public house into five residential, self-contained flats, along with the creation of parking spaces and alterations to the access. The plans indicate a proposal for 3 two-bedroom flats and 2 one-bedroom flats. The use made of the building as a public house ceased at the beginning of 2017 and the building has been closed. The existing building provides a public house facility on the ground floor, a storage cellar below and one flat on the first and second floors. The existing flat includes a living room, kitchen, bathroom and three bedrooms on the first floor and two bedrooms and storage space in the roof-space. The proposal would involve interior changes to create the flats. It is also proposed to remove the signage and demolish the smoking shelter on the southern (side) elevation to erect a two-storey side extension to include a bedroom and living room for flats number 1 and number 2 situated in the basement and ground floor. The exterior changes are restricted to the side extension and the slight alteration of the layout of the ground floor windows and door openings on the basement level on the western elevation (rear).
- 1.2 The building is situated on a triangular plot in a prominent position in Manod. It is proposed to provide parking spaces for six cars along the southern boundary, a vehicular access to the adjacent class 3 county road and a small garden with a patio in the south-eastern corner. A site for locating refuse bins and a bike storage area are located along the western boundary of the property.
- 1.3 As part of the application a Flooding Consequence Assessment (FCA) was submitted along with a Design and Access Statement, valuation and information in terms of the viability of the development, a Construction Plan, Highways and Environmental Management Plan and a Green Strategy Statement.
- 1.4 The site is within the development boundary of Blaenau Ffestiniog. The site lies within a World Heritage Site and within a Landscape of Outstanding Historic Interest. The Manod Road trunk road (A470) runs along the front (east), a class 3 county road runs to the side (northern) and rear (western) and Hyfrydle Chapel is located to the south beyond the existing beer garden. The building is situated within a residential area.
- 1.5 The application is submitted to the Committee at the request of the local member.

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. Although the Gwynedd and Ynys Môn Joint Local Development Plan (LDP) pre-dates the latest version of Planning Policy Wales (PPW), it is considered that the policies that are relevant to this application in the Joint LDP remain consistent with PPW.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In drawing up the following recommendation, the Council has sought to ensure that the needs of the present day are met without endangering the ability of future generations to meet their needs also.
- 2.3 **The Anglesey and Gwynedd Joint Local Development Plan 2011-2026 adopted on 31 July 2017**

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ISA 1: Infrastructure Provision
 PS4: Sustainable transport, development and accessibility
 TRA 2: Parking standards
 TRA 4: Managing transport impacts
 PS 5: Sustainable development
 PS 6: Alleviating and adapting to the effects of climate change
 PCYFF 1: Development Boundaries
 PCYFF 2: Development Criteria
 PCYFF 3: Design and place shaping
 PCYFF6: Water conservation
 PS16: Housing provision
 PS17 - Settlement Strategy
 TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres.
 TAI 8: Housing Mix.
 TAI 9: Sub-dividing existing property to self-contained flats and houses in multiple occupation
 PS 18: Affordable housing
 TAI 15: Affordable housing threshold and distribution
 PS 19: Protect and/or enhance natural environment
 AMG 5: Local Biodiversity Protection
 PS 20: Protecting and where appropriate enhancing heritage assets
 AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Affordable Housing

SPG: Housing Mix

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk.

Technical Advice Note 18: Transportation

Technical Advice Note 20: Planning and the Welsh language

3 Relevant Planning History:

- 3.1 C19/1028/03/LL - Application to convert a public house into five flats, along with the erection of a rear extension and parking spaces - Refused 23 October 2020. An appeal was refused on 24 December 2020. The application was refused based on flooding issues and that a Flooding Consequences Assessment had not been submitted.
- 3.2 C17/0989/03/LL Application for change of use from a public house into offices (B1), along with the creation of parking spaces - Approved on 05.12.2017.
- 3.3 C17/0988/03/LL Application for the change of use from a public house into one self-contained residential house and creation of parking spaces - Approved 05.12.2017.
- 3.4 C07M/0056/03/LL Construction of sheltered decking on the gable end of the public house: Approved 21 May 2007

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4. Consultations:

Community/Town Council: The Town Council wishes to object to the above planning application. Letters of objection and a petition have been received in the office.

Transportation: I refer to the above application and I confirm that the transportation unit does not have any objection to the proposal.

Welsh Water: We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

ASSET PROTECTION This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the Proposed Site Plan, it would appear that a patio, bike racks and bin store are proposed above and within the protection zone of the public sewer measured 3 metres either side of the centreline. On the strict understanding that these are demountable structures should we require access to carry out maintenance and repairs on the sewer we offer no objection in principle, however we would request that the developer contacts us prior to commencement of work on site.

SEWERAGE We would request if minded to grant planning consent, that the following Condition and Advisory Notes are included to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

The observations also include advice for the developer.

Water and Environment Unit YGC:

Flood Risk and Land Drainage

We have reviewed the Flooding Consequences Assessment (FCA) submitted (Betts Hydro, November 2023) and we agree that it appears that the flood risk associated with the proposed development is acceptable. Flood risk mitigation measures must be provided within the proposed development as described in section 9.2 of the FCA (from page 28).

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INFORMATION: A watercourse in a culvert runs through the site of the development but it does not appear that the scheme would disrupt the flow of the watercourse in any way. Nevertheless, the developer is advised to identify the exact route of this culvert and avoid installing / erecting any structures within 3m of it as this could impede future maintenance. In addition, an Ordinary Watercourse Consent will be required for any work that may affect the flow of the watercourse and FCRMU@gwynedd.llyw.cymru should be contacted for further advice.

SuDS Approval Body Comments

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than one house or where the construction area with drainage obligations is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, it is likely that an application will need to be provided to the SuDS Approval Body for approval before construction work commences. The information provided suggests that the developer intends to use suitable sustainable measures to drain the site, but until an application is made to the SAB, there is no guarantee that the site plan would enable compliance with the full set of national SuDS standards.

Biodiversity Unit: Is it proposed to convert the attic or the roof-space, or to re-roof? Is there work on the eaves? It may be better to get a preliminary roost assessment.

Cadw: Thank you for your letter inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the world heritage site listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

The application area is located inside the Ffestiniog: its Slate

mines and Quarries, 'city of slates' and Railway to Porthmadog section of The Slate Landscape of Northwest Wales World Heritage Site.

The proposed development will see the conversion of the former public house into five apartments. The only significant change to the existing building will be the replacement of an existing extension with a larger one in a similar style. The proposed changes will not be out of place in the Manod area of Blaenau Ffestiniog and will therefore not have an impact on the outstanding universal values of the World Heritage Site.

Welsh Government's
Transportation Unit:

I refer to your consultation of 24/04/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A470 trunk road removes the current holding direction and directs that any permission granted by your authority shall include the following conditions:

The construction works are to be carried out in accordance with the construction traffic management plan (CTMP).

1) The above conditions are included to maintain the safety and free flow of trunk road traffic.

The following points should be brought to the attention of the applicant:

1) The applicant is advised that no loading or unloading is to take place from the trunk road.

Housing Strategic
Unit:-

See the following regarding the need for affordable housing in Blaenau Ffestiniog.

Number of applicants registered with Housing Options for a social property: 105

Number of bedrooms	Need as a %
1 gwely / bed	29%
2 gwely / bed	40%
3 gwely / bed	24%
4 gwely / bed	5%
5 gwely / bed	1%

Number of applicants registered with Tai Teg for an intermediate property: 23

Number of bedrooms	Need as a %	rent	purchase
1 gwely / bed	4%	4%	0%
2 gwely / bed	43%	30%	13%
3 gwely / bed	30%	9%	22%
4+ gwely / bed	22%	9%	13%

*Note that figures could be duplicated between the social and intermediate need and between the rent and buy need.

Public Consultation: A notice was posted on the site and neighbouring residents/nearby properties were informed. Objections were received on the grounds of:-

- Building unsuitable for five flats
- No need for one-bedroom flats
- Need homes, not more short-term accommodation
- Lack of provision of affordable housing
- No need for one-bedroom flats
- Unnecessary provision of temporary accommodation
- Will attract anti-social problems
- Vagueness regarding accommodation for individuals with relationship issues
- Parking matters
- The location of the building is dangerous - situated at the side of two roads
- Will reduce house prices
- Will attract outsiders to the area.
- Will spoil the area and the community.
- Question the location of the site notice

Also, a petition was received with 74 signatories.

5. Assessment of the material planning considerations:

The principle of the development

5.1 **Community Facility** - As a starting point to assess the principle of this application, there is a need to consider policy ISA 2: Community Facilities. The policy aims to protect existing facilities and encourage the development of new facilities where appropriate. For the purpose of this policy, community facilities are defined as facilities used by local communities for health, recreation, social and educational purposes and they include schools, libraries, leisure centres, health care provision, theatres, village halls, cemeteries, places of worship, public houses and any other facility that performs the function of serving the community.

5.2 Clause 2 of Policy ISA 2 states that change of use of a community facility should be resisted unless it is possible to comply with one of three options. Part iii. is relevant in this case, as it involves a facility that is commercially operated. Planning permissions have previously been granted to redevelop the site. It can be seen from the planning history that applications were

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granted in 2017 to convert the building into an office and a house. It must therefore be realised that the principle of loss of use as a public house has been agreed by granting those previous applications and no change in circumstances has occurred since those applications were granted. Therefore, please note that the Council has accepted the conversion of the public house for alternative use and in those circumstances, losing the use of the property as a Public House within the town would not be contrary to Part iii of policy ISA 2.

5.3 **Housing (self-contained flats)** - As referred to above, the site is located within the development boundary of the Urban Service Centre and the application conforms with the requirements of Policy PCYFF1 of the LDP.

5.4 Policy TAI 9 permits the sub-division of existing properties into self-contained flats provided they fulfil the relevant criteria:-

- Criterion 1 - the property should be suitable to be sub-divided for the type and number of units proposed without having to make substantial alterations and extensions - the amended plans show that it is intended to erect a two-storey extension on the side of the building to replace the existing smaller extensions. It is also intended to alter the layout of the ground floor window and door openings on the rear elevation. It is not considered that the proposed extension would be a significant addition to the building, especially in considering that a smaller extension is to be demolished to facilitate the new extension.
- Criterion 3 - ensure that the proposal will not have a detrimental impact on the amenities of nearby residents - it is considered that residential use would be more suitable than the existing public house use within a residential area and that the exterior alterations would not be substantial enough to have a substantially unacceptable impact on the residential or general amenities based on overlooking. It is also proposed to provide a storage area for refuse bins within the site's curtilage. Six parking spaces would also be provided together with a bicycle storage area.
- Criterion 4 - the proposal should not exacerbate existing parking problems in the local area - it is acknowledged that the Council's services such as bus stations and car parks are located to the north of the site; however, the proposal does include vehicle parking areas within the site and it must be borne in mind that the building's use is classed as a public house.. It is also noted that the Transportation Unit together with the Welsh Government have stated that there is no objection to the plan. It is likely that the use as a public house could potentially attract more traffic to the site.

In the above circumstances, it is not considered that the proposal to convert the building into five flats would be contrary to the objectives of policy TAI 9.

5.5 The indicative supply level for Blaenau Ffestiniog over the Plan period is 298 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period between 2011 and 2023, a total of 23 units have been completed in Blaenau Ffestiniog. The windfall land bank, i.e. sites with extant planning permission, in April 2023, was 23 units. Also, there are two housing allocations for approximately 155 units in the Plan that have not received planning permission thus far. Considering this information, it is believed that the development on this site can be supported against the indicative supply level for Blaenau Ffestiniog.

5.6 Policy TAI 15 states that every development will be required to achieve an appropriate mix in terms of tenure, types and sizes of affordable housing and this is supported by Policy TAI 8 along with the SPG: Housing Mix. Please note that the Strategic Housing Unit states that there is a recognised need for one- and two-bedroom flats in the town. The proposal provides 3 two-

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bedroom flats and 2 one-bedroom flats. Therefore there is a variety in terms of the number of bedrooms and there is also a mixture in terms of the size of the units:

- Flat 1 (2 bedrooms) approximately 104 m2.
- Flat 2 (1 bedroom) approximately 54 m2.
- Flat 3 (1 bedroom) approximately 40 m2.
- Flat 4 (2 bedrooms) approximately 68 m2.
- Flat 5 (1 bedroom) approximately 38 m2.

It is considered that the mixture proposed by the developer meets with the requirements identified by the Strategic Housing Unit. To this end, it is believed that this amended application provides an appropriate mix of accommodation in an existing building that meets a recognised need for housing in the town.

- 5.7 Chapter 5 in SPG Housing Mix refers to the demand for housing in Gwynedd. Table 7 shows projected figures for households of different sizes during the period 2014 and 2026 in Gwynedd. Lifestyle choices and breakdown in relationships affect the composition of households, and the economy affects household formation patterns. From the figures it can be seen that the number of households is likely to increase by 3480 over the period 2014 to 2026 with the largest increase in one-person households, followed by two-person households. This suggests that there will be a high demand for smaller-sized housing. Please note that chapter 6 of the SPG Housing Mix sets out planning for a more balanced housing market. It shows, amongst other things, that although there would be demand for some large houses, the evidence shows that there is a more fundamental need for a supply of smaller houses which are affordable to lower-income households. It is therefore considered that the proposal meets with the policy objectives.

Affordable housing matters

- 5.8 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the plan's area. In Blaenau Ffestiniog, the threshold is two or more housing units. In Blaenau Ffestiniog in line with Policy TAI 15 a 10% contribution of affordable housing is expected. The proposal is for five flats, and it is appreciated that the building already includes one flat and, consequently, any affordable element would have to be limited to the four new units. Therefore, there is an expectation that the proposal will contribute 0.4 affordable units. When the requirement for affordable housing falls below 1 unit on the site, then the provision of an affordable unit will continue to be a priority where possible. However, if this is not deemed possible, a pro-rata payment will be expected rather than no affordable provision on the site. Where the viability of an individual scheme does not allow the policy requirements set out to be met then it will be up to the applicant/ developer to demonstrate on a viability assessment pro-forma what the circumstances are for justifying a contribution or lower tenure mix of affordable housing.
- 5.9 The applicant submitted a Viability Assessment and valuation of the flats based on the 'Red Book' valuation method. This information was assessed by the Planning Policy Team. The representations received state that additional information has been received for the costs of converting the existing building along with the open market value of the proposed units. Following the verification of this information, it is confirmed that the conversion costs are a fair figure and that the open market prices of the units are also reasonable. Based on this information we agree with the applicant's analysis that in this case it is not viable to receive a contribution towards affordable housing from the proposed development.
- 5.10 In accordance with criterion iv of policy TAI 15, the applicant submitted viability information which indicates that it is not viable to provide affordable housing as part of the application. This information has been assessed and the Planning Policy Team agree with the analysis that in this case it is not viable to have a contribution towards affordable housing as part of this proposed development. However, as noted in the Planning Policy Team's comments the open market prices

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of the flats are reasonable and it is therefore assumed that the flats would be affordable in their own right. Therefore, on the above basis, it is considered that the proposal complies with the requirements of policy TAI 15 of the LDP.

Legislative Change

- 5.11 On 20 October 2022, the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022 came into force. This Order has made changes in terms of the use classes of residential units. C3 use class has now been noted as dwelling houses used as sole or main residence. Two additional use classes were added, namely C5 and C6. C5 use class is dwelling houses used in a different manner to a sole or main residence and C6 use class is for short-term lettings no longer than 31 days for each period of occupation. As this proposal has been assessed against the expected growth level of Blaenau Ffestiniog to prepare a C3 residential unit to address the need of the local community in accordance with Policy TAI 8, it is therefore considered appropriate to include a condition for the flats to be restricted to C3 use class only namely residential dwellings used as the sole or principal dwelling.

Visual amenities

- 5.12 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.13 The proposal includes the conversion of a stone building into five flats. The plans indicate that a side extension is planned to be erected along with minor external alterations. The design of the extension is considered to be in-keeping with the appearance and character of the existing building and the area, and would not detract from the area's visual amenities. Use of the building will ensure suitable use and provide a means of ensuring the long-term use and condition of the building. However, it is considered that a condition should be imposed on any approval to ensure that any external work matches the design and materials of the existing exterior walls. The proposal is considered acceptable on the grounds of the requirements of Policy PCYFF 3 of the LDP.

Heritage Matters

- 5.14 The site lies within a World Heritage Site and within a Landscape of Outstanding Historic Interest.
- 5.15 Observations were received from Cadw in terms of the impact on the World Heritage Site. The observations state that the proposed changes to the building will not be out of place in the Manod area of Blaenau Ffestiniog and will therefore not have an impact on the outstanding universal values of the World Heritage Site. We would agree with the opinion of Cadw. The proposal does not involve significant changes to the exterior appearance of the building and therefore it is not considered that the proposal would have an impact on the outstanding universal values of a World Heritage Site.
- 5.16 The site lies within a Landscape of Outstanding Historic Interest. The proposal relates to making alterations to existing property and in terms of its location and size, it is considered that the

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impact of the proposal would be local only and that it would not have a broader impact on the historical landscape.

- 5.17 The proposal is considered acceptable in terms of Policies PS 20 and AT 1 of the LDP.

General and residential amenities

- 5.18 Policy PCYFF2 of the LDP states that proposals should be refused if they have a significant detrimental impact on the health, safety or amenities of the occupants of local property, land uses or other property due to increased activity, disturbance, noise etc. In terms of noise disturbance, it is likely that the proposal will not have a significantly greater detrimental effect on the amenities of nearby residents than the current use. In addition, it is considered that the use would be suitable and compatible with the other existing uses surrounding the property. It must also be considered that the site is located between two county roads.
- 5.19 The building lies in a prominent and public location. Please note that the building is located on the opposite side of the road to terraced houses to the west, north and east and that objections have been received alleging that the proposal would have a substantial negative impact on the occupants of those properties. It must be considered that the building's existing use is as a public house and it can therefore be used to its full potential without planning permission or any planning conditions. It is felt that residential use would be more suitable to the area. The objectors also state that the proposal, if approved, would attract anti-social problems; it is important to remember that it is not possible to control the occupancy of the units under the planning system and there is no evidence that this would be the case. It is reiterated that re-opening the public house could also attract anti-social problems.
- 5.20 It is not considered that the proposal would exacerbate the current situation substantially in terms of overlooking and loss of privacy, in particular considering the location and surroundings of adjacent property. It must also be considered that community and passive overlooking already exists between the various uses in the catchment area of the application site and that approving this proposal would not exacerbate this situation to such an extent so that the application would have to be refused on the grounds of its detrimental impact on residential amenities. The plan shows a proposal to provide a bin and bicycle storage area within the building and it is proposed to impose a condition on any approval to safeguard this provision. It is deemed that the proposal complies with the requirements of Policies PCYFF 2 and TAI 9 of the LDP.

Transport and access matters

- 5.21 The proposal includes modifying the existing entrance at the western boundary with the adjacent class 3 county road, along with providing parking within the site. Six parking spaces will be provided within the site which would allow one space for each flat and one space for visitors. Bicycle storage is also planned within the curtilage. It is also noted that a bus stop is located to the front of the property on the A470. Comments have been received from the Council's Transport Unit and from the Welsh Government on the proposal and they have no objection to the proposal. The Welsh Government's Transportation Unit are eager to impose a condition on the permission that the development should be carried out in accordance with the Construction, Highways and Environmental Management Plan on any permission. Based on the observations from highways and considering the residential nature of the proposal, it is deemed that the application satisfies policies TRA 2 and TRA 4 of the LDP.

Language Matters

- 5.22 Strategic Policy PS1 (the Welsh language and culture) promotes use of the Welsh language in the Plan area. This will be achieved by satisfying specific criteria. However, the policy refers to housing developments that are larger than the indicative residential provision or to developments for more than five residential units. The proposal does not meet the indicative housing provision

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and it is noted that the existing property already includes a self-contained flat on the first floor. Therefore, please note that there will be four additional residential units to the site. It is therefore not necessary to submit a language statement as part of the application.

- 5.23 However, when such a statement is not required, the applicant is encouraged to present information about how consideration was given to the Welsh language when drawing up the proposal. The applicant states that the mix of units has been changed from what was originally submitted in application C19/1028/03/LL (5 one-bedroom flats) because of the Town Council's comments. The financial information submitted shows that providing affordable housing would make the proposal financially unviable. The size and nature of the flats is more likely to be suitable for young professionals and first time buyers / renters and therefore do not consider that the proposal would create pressure on local schools. Although the proposal would lead to the loss of a community facility there is no reasonable prospect of the building returning back to its use as a public house. Other uses were sought, including an office and detached house but these did not appear attractive to the market and it is considered to benefit the wider community to see the building in use rather than sitting empty and attracting anti-social behaviour. The applicant also notes that he has a strong desire to comply with policy objectives to ensure that Welsh names are used for the proposal. In consideration of the above, and of setting an appropriate condition for ensuring the use of the Welsh language in the development it is believed that the proposal complies with the requirements of Policy PS 1 of the LDP.

Educational matters

- 5.24 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. In considering the information in the SPG 'Educational Development' (which remains relevant) and Policy ISA 1 (Infrastructure Provision), an education contribution would not be relevant in terms of the one-bedroom units. The SPG states that one-bedroom units should not be considered in this respect. Information in the Guidance states that in terms of two-bedroom flats, 0.11 primary school age pupils would derive from this. Please note that the proposal as amended indicates 3 two-bedroom flats, and it is assumed that 0.33 pupils of school age would derive from this. It is considered that the change in the mix of bedrooms would not require any educational contribution and the proposal complies with the requirements of Policy ISA 1 of the LDP as well as the requirements of the relevant SPG.

Flooding Matters

- 5.25 The second clause of Policy PS6 supports proposals only when it can be shown with appropriate evidence that they have given full consideration to specific criteria. It is noted that criterion 4 states that proposals should be located away from areas where there is a flood risk, with the aim of reducing the general flooding risk within the plan area and areas outside, considering 100 year flood risk for residential developments and 75 years for other developments, unless it can be shown clearly that no risk exists or that it is possible to control that risk.
- 5.26 It should be noted that the site does not fall within flood zone C1 or C2 as shown on the development advice maps linked with Technical Advice Note 15: Development and Flood Risk. However, at the request of C19/1028/03/LL local information was received about recent flooding at the site and the flooding issue was the reason for refusing that application.
- 5.27 As part of the current application a Flood Consequences Assessment (FCA) was submitted to assess the flooding issues. The observations of the YGC Water and Environment Unit were received and they state that they have reviewed the Flooding Consequences Assessment (FCA) submitted (Betts Hydro, November 2023) and agree that it appears that the flood risk associated with the proposed development is acceptable. Flood risk mitigation measures must be provided within the proposed development as described in section 9.2 of the FCA (from page 28). A condition may be included on any planning permission for the development to be carried out in

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accordance with the FCA submitted. It is considered as a result of imposing such a condition, that the proposal is acceptable in terms of Policy PS 6 and TAN 15.

Biodiversity

- 5.28 Observations were received from the Biodiversity Unit on the application. The comments asked for more information regarding the proposed work to the attic, roof-space or the proposal to re-roof and noted that a preliminary roosting assessment should be received. In response to these observations, further information was received. This information stated:-
- There was no work to alter the attic/roof-space or the eaves.
 - That the roof had recently been repaired at which time a survey was carried out to see if it would require any further work and it was discovered that the roof was in good condition.
 - It was possible that the two bedrooms in the roof-space would require re-wiring and central heating system work but the roof nor the roof-space did not require replacing and therefore there would be no impact on any potential bat roost.
 - Outside what was most likely to happen was to paint the rainwater goods, fascias and soffits and this would not affect any potential bat roost.
 - Due to the nature of the above work, it was considered that a preliminary roost assessment was unnecessary.
- 5.29 The Biodiversity Unit was consulted further but no response was received. Given the nature of the work, the fact that the Biodiversity nit did not conclusively indicate that a preliminary roost assessment was required and the absence of alterations to the attic, roof-space or re-roofing is not considered necessary in this case. However, it is considered appropriate to place a note on any planning permission to be aware that protected species may be present during the carrying out of the work.
- 5.30 A Green Strategy Statement was also submitted as part of the application. The Green Strategy Statement concludes that the proposal avoids any adverse impact on habitats and species, due to its scale and nature relating to building conversion and therefore very limited changes to the exterior. However, there are plans to achieve modest net benefits to biodiversity by installing bat boxes on the building. Plans indicate an intention to install two bat boxes on the building, one on the south gable-end and one on the rear elevation. The biodiversity improvements proposed are considered reasonable given the nature of the development in question and a condition may be placed on the permission to ensure that the biodiversity improvements are implemented.
- 5.31 The proposal is considered acceptable in terms of Policy AMG 5 in the LDP and Planning Policy Wales.

Any other matter

- 5.32 Welsh Water have recommended a no surface water condition for any increase in roof area / impermeable surfaces to connect to the public sewer. It would not be possible to measure the additional water and therefore it would not be possible to impose the condition. It is therefore not reasonable to impose such a condition.

6. Conclusions:

- 6.1 Having considered this assessment and all the relevant matters, including the local and national policies and guidance, as well as local objections, it is considered that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

PLANNING COMMITTEE	DATE: 29/07/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

1. 5 years
2. In accordance with the amended plans
3. The external walls of the extension and work undertaken to the external walls to complement the existing property in terms of colour and texture.
4. Restrict the occupation of the flats to class C3.
5. In accordance with the FCA
6. In accordance with the Building, Highways and Environmental Management Plan
7. Ensure that biodiversity improvements are undertaken in accordance with the Green Infrastructure Statement and plans prior to the occupation of the flats for the first time.
8. Parking spaces to be completed in accordance with plans and to be operational before the houses are occupied for the first time.
9. Provision and securing of bin and bicycle storage.
10. Ensure a Welsh name for the development and for the dwellings.

Notes:-

- Vigilance of the presence of protected species when undertaking the work
- Culvert note
- Welsh Government's Transportation Unit Advice
- Welsh Water Advice
- SUDS