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Number: 3

Application Number: C24/0687/42/LL

Date Registered: 22/01/2025

Application Type: Full

Community: Nefyn

Ward: Morfa Nefyn and Tudweiliog

Proposal: Full application to construct 6 residential dwellings (use class C3) with associated developments including entrance, parking and landscaping

Location: Borthwen Plot, Lôn Rhos, Edern, Gwynedd, LL53 8YN

Summary of the Recommendation: To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement for an educational contribution and affordable dwelling and relevant conditions.

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1. Description:

- 1.1. This is a full planning application to erect 6 residential houses to include 1 affordable house with associated works and developments on a sites measuring 0.37ha in size within the development boundary of the Coastal/Rural Village of Ederne as defined by the Gwynedd and Anglesey Joint Local Development Plan.
- 1.2. The proposal involves constructing the houses and extending an existing inner estate road and creating pavements, erecting boundary walls and fencing and associated drainage works, including a sustainable surface water drainage area. Specifically, the proposal contains the following housing mix:
- 1 x 4 bedroom two-storey house measuring 113.8m²
 - 3 x 3 bedroom dormer houses measuring 98.9m²
 - 2 x 3 bedroom two-storey houses measuring 93m²
- 1.3 In terms of their appearance, the houses will be finished in a mix of materials. The proposed materials for use include:
- Roofs: Natural slate.
 - Walls: Horizontal render / boards
 - Boundary treatments – a mixture of wooden fencing and metal railings
- 1.4 The land is part of a site that has been partially developed through previous planning permissions, with housing already built on what would have been noted originally as plots 1, 2, 11 and 12, while two single-storey dwellings that were permitted previously have also been erected partially. Much of the extended site is now outside development boundary of Ederne, but was obviously within when previous applications were determined. The majority of the current application site is located within the Ederne development boundary with a small part of the house gable-end on plot 8 possibly either on the boundary or slightly over, but the difference is so small and with the vast majority of the plot being within the boundary, it is believed reasonable to consider the whole development as being within the village development boundary. The implications of designating villages like Ederne as a coastal/rural village state *"to reflect the role of local and coastal/rural villages, small-scale housing developments, including infilling, building conversions or change of use of sites that become available, would be promoted...."* As well as being within the development boundary, it is also within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest and within the Western Llŷn Special Landscape Area. Lôn Rhos which abuts the front of the site is a class 3 public road, and a vehicular entrance has already been created into the site. We can see that there are residential dwellings directly abutting the western/northern/north-eastern/north-western boundary of the site. There are open agricultural lands beyond the far southern boundary of the site which also includes a public footpath designation along the boundary.
- 1.5 Information was submitted originally in relation to the proposal as it was for erecting 10 dwellings, but now because of the amendment made to reduce the number to 6, some documents have been revised to convey the change and to support the application, whilst others remain applicable despite the change in number:

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- Language Statement (revised)
- Planning Support Statement (not revised)
- Initial Ecological Assessment (not revised)
- Housing Needs Survey (not revised)
- Drainage Strategy (not revised)
- Design and Access Statement (not revised)
- Water Conservation Strategy (not revised)
- Green Infrastructure Statement (not revised)
- Pre-Application Consultation Report (PAC Report) (not revised)

1.6. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development in its original form was classed a "major development" because of the number of units proposed. In accordance with the proper procedure a Pre-Application Consultation Report was submitted as part of the application. The report shows that the developer advertised the original proposal to the public and statutory consultees before submitting a formal planning application. The report contains copies of the responses received at the time.

1.7 The application has been amended since its original submission following a discussion between officers and the agent regarding issues including concern about the height and style of three-storey houses; financial contributions, affordable housing contribution and an open spaces contribution. The application has therefore been amended by reducing the number of houses and removing an original element which included the construction of some three-storey houses as part of the development.

2. **Relevant Policies:**

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

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4 : Design and landscaping

PCYFF 6: Water conservation

PS 2: Infrastructure and developer contributions

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PS 5: Sustainable development

PS 6: Alleviating and adapting to climate impacts

PS 17: Settlement Strategy

TAI 4: Housing in local, rural and coastal villages

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 1: The Welsh Language and Culture

PS 19: Conserve and where appropriate enhance the natural environment

AMG 2: Special landscape areas

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

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

ISA 1: Infrastructure provision

ISA 5 : Provision of open spaces in new housing developments

Also relevant in this case are the following:

Supplementary Planning Guide (SPG): Affordable housing

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Provision of open spaces in new housing developments

SPG: Planning Obligations

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024)

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

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Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 12: Design

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 20: Planning and the Welsh Language

3. Relevant Planning History:

3.1 This extended site has a lengthy planning history including:

C23/1020/42/LL – Full application to construct two 2 bedroom single-storey dwellings with associated developments including parking and landscaping – Approved 02/05/24

C20/0914/42/LL - Full application to erect a new 3-bedroom house with attached garage – Approved 13/01/21

Application C10D/0358/42/MG – Design details for 3 houses with integrated garages, plots 1, 11 and 12 - Approved 10/11/10

C07D/0117/42/AM – a residential development of 11 dwelling-houses – approved 14/09/09

4. Consultations:

Community/Town Council: No objection.

Re-consultation

Not received.

Transportation Unit: The application was opposed in its original form due to concern about elements of the proposal regarding access, turning and parking issues.

Re-consultation

I confirm that there are no objections to the latest proposal and request that a set of standard conditions be included with any permission granted.

Natural Resources Wales: There are no objections to the proposed development as submitted and standard information is provided regarding matters relating to protected species and protected landscape.

Re-consultation

There are no objections to the proposed development as submitted and standard information is provided regarding matters relating to

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protected species and protected landscape.

Welsh Water:

A sewage main pipe crosses the site but the site plan indicates that the proposed development would likely be outside the pipeline protection zone, therefore the proposal is acceptable in principle.

Sewerage treatment

We do not anticipate problems with the foul water treatment works that would treat domestic discharges from this site, and we do not anticipate concerns about the proposed foul drainage system.

Water Supply

There is inadequate capacity within the water supply system for the development, the developer will have to carry out an assessment and possibly carry out works as required, as well as supply a new water mains for the development.

Sustainable drainage issues

Permission for this element will be required from the appropriate body.

Re-consultation

The same observations as provided originally are reiterated, with a note referring to the drainage information being unchanged from what was originally stated, namely a development of 10 residential houses.

Biodiversity Unit:

The applicant has provided an ecological report, but no reptile survey has been submitted. It is recommended that the applicant provides reptile mitigation measures. The proposed plans do not show Biodiversity improvements, it is recommended that a Biodiversity improvement plan is provided. Recommend a set of conditions relating to the conservation of reptiles, and that the recommendations of the ecological report are followed.

Re-consultation

Not received

Housing Strategic Unit:

Information about need:

The following indicates the number of applicants who wish to live in

the area:-

17 options on the Tai Teg register for intermediate properties

40 applicants from the Common Housing Waiting Register for a social property

Information about the type of need:

The following shows the number of bedrooms that the applicants wish to have:

Number of bedrooms (owned or part-owned)

Number of bedrooms	Need as a %	rent	buy
1 gwely / bed	0%	0%	0%
2 gwely / bed	29%	18%	12%
3 gwely / bed	29%	0%	29%
4+ gwely / bed	41%	18%	24%

Number of bedrooms (Housing Options Team)

Number of bedrooms	Need as a %
1 gwely / bed	16%
2 gwely / bed	42%
3 gwely / bed	30%
4 gwely / bed	9%
5 gwely / bed	4%

Suitability of the Plan:

Based on the above information it appears that the Plan meets the need in the area.

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Re-consultation

Not received

Public Protection:

A detailed plan to control dust, noise and vibration as a result of the construction work is requested, to be submitted to the Local Planning Authority. Advised that a noise barrier should be installed opposite the nearby housing to reduce noise.

Re-consultation

Not received

Land Drainage Unit:

Standard response regarding the need to submit an application for a permit to manage surface water in accordance with relevant regulations relating to SuDS.

Re-consultation

The unit has no observations to offer on this application further to those previously submitted.

Language Unit:

Sufficient evidence has been received to suggest that the development will not have a negative impact on the Welsh language but there is not firm evidence to support the conclusion that the development will have a positive impact on the Welsh language.

Re-consultation

Beyond noting (p. 27 of the statement) that one of the units will be affordable, there is no suggestion from the author of the potential market price for the development nor is there evidence of demand in the body of the language statement. As a result, there is insufficient evidence to support the conclusion of a positive impact on the Welsh language. We must emphasise the importance of including everything that is relevant, including the proposed prices of the units and evidence of local demand, in the language statement as this is the key document for assessing the impact on the Welsh language. If that is not possible the reader should at least be directed to the paragraph number, page number and title of the report where this information can be obtained in the application pack.

Further observations

The applicant has submitted information on the house prices. In terms of the local housing demand there is information from an Estate Agent but there is no evidence of the local need from the Tai Teg

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register.

Fire Service: Standard response regarding vehicle access and water supply.

Re-consultation

No observations

Scottish Power: Not received

Health Board: Not received

Education Department: Ysgol Edern is already over capacity, but there are empty places in the secondary school, Ysgol Botwnnog.

Ysgol Edern – Capacity 63

September 2024 numbers: 74

September 2025: 68

September 2026: 69

Ysgol Botwnnog – Capacity 550

September 2024 numbers: 473

September 2025: 464

September 2026: 451

Public Consultation: A public notice was posted on the site and nearby residents were notified. The advertisement period has expired, and one letter / item of correspondence was received objecting on the following grounds:

- Concern about the impact of proposed three-storey housing on an adjacent house which would result in the loss of natural light to the house and garden; over-looking into a house and garden; loss of privacy.

Re-consultation

The re-consultation period has ended and one letter / item of correspondence was received objecting on the following grounds:

- Concern about plots 3 and 4 that would back onto the boundary wall of a residential house (three-storey in

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particular) which will mean a loss of natural sunlight and privacy; the ground level of plots 3 and 4 before construction begins is much higher which means that the houses and especially the three-storey house will cast a huge shadow and steal sunlight and natural light from a house and garden; it would be oppressive and would over-shadow the house.

- The estate plan in general is not opposed, but the size and height of the dwellings that will be at the rear of existing houses is a concern.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is requirement for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is within the development boundary of Edern as identified in the Anglesey and Gwynedd Joint Local Development Plan. In accordance with Policy PCYFF 1 ('Development Boundaries'), applications will be approved within development boundaries in accordance with the other policies in the Plan, national planning policies and other material planning considerations. In the JLDP, Edern has been identified as a Coastal/Rural Village under policy TAI 4. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.
- 5.3 The indicative supply level for Edern over the Plan period is 12 units (including a 10% 'slippage allowance'). During the period 2011 to 2024, a total of 3 units have been completed in Edern. The windfall land bank, i.e. sites with extant planning permission, in April 2024, was 4 units. This means that Edern would exceed its indicative supply level with this proposal.
- 5.4 Policy PS 17 in the Plan, which is the JLDP's Settlement Strategy, states that 25% of the housing growth will be located within Villages, Clusters and open Countryside. However, because the village of Edern would exceed the indicative supply level, there must be justification for the proposal to demonstrate how the development would address a local recognised demand.
- 5.5 In accordance with Policy TAI 8, consideration must be given as to whether the proposed development meets a demand for housing that is recorded in a Market Housing Assessment and other local evidence. It is clear to us given the figures provided by the Housing Strategic Unit that the houses would directly contribute to the provision of more housing to meet the current high demand that exists. It is acknowledged that there is some ambiguity in the information submitted which is likely due to the amendments made to the application, however, the description clearly refers to a development of 6 new houses with 1 designated as affordable. The size and type of housing proposed and in this particular location is the type of housing that appeals to a local market, and it is well known that there is demand locally from the current figures provided by the Housing Unit. In line with the general figures regarding the size of residential units, we see that the units provided would be smaller than the general maximum. It can therefore be argued that the sizes of the units would be comparable with affordable housing sizes. Considering the size of the units, this would also be reflected in the valuation of the houses that are likely to be more

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'affordable' as a result. We therefore believe there is sufficient information available to consider the proposal against the relevant requirements of policy TAI 8 and that it is, in view of all the relevant information, acceptable and in accordance with the requirements of this policy.

- 5.6. Policy Tai 15 seeks an appropriate provision of affordable housing as part of new residential developments. The threshold figure is 2 or more units in the village of Edern. As there are six residential units within the development boundary it reaches this threshold. For a proposal offering 6 units this would mean 1 affordable unit. Therefore, as the proposal to hand is providing 1 affordable unit, we believe this is sufficient to satisfy policy TAI 15.
- 5.7 The application has been submitted for the construction of new residential units that would fall within the C3 definition of use, which are dwelling houses used as a sole or primary residence. Although only 1 affordable house is provided as part of the application it can be ensured that all the houses are used as a sole or main residence and that the proposal would not provide additional second homes, holiday homes or holiday lets in the area. We believe that it would be appropriate to impose a condition that the use of the houses is restricted to use class C3 only, namely dwelling houses used as a sole or main residence. It is therefore considered that there is justification and a need for the proposal and that it meets the needs of the local community, and consequently the proposal is deemed to satisfy the objectives of the JLDP's housing policies.

Visual amenities

- 5.8 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
 - Respect the site and its surroundings in terms of its position in the local landscape.
 - Use appropriate materials
- 5.9 In considering the context of the site and the fact that it will form a logical extension to the village, it is deemed that the setting, design and materials of the proposed development in its revised form will be appropriately suited to the location. We believe that the houses have been designed to a good quality that would suit the feel of the village and the houses already built on another part of the land. As noted, an aspect of the proposal has been amended by removing the three-storey houses that were originally submitted, which ensures that the form and layout better reflect existing looks appearances that form part of the overall development pattern of the village. It is not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, the development is considered to be acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.
- 5.10 It is noted that the site is within the Western Llŷn Landscape of Outstanding Historic Interest and Special Landscape Area, however, when considering its location in the village, we do not believe that the proposed development will have any harmful impact on these vast designations, and therefore consider that the application is consistent with the objectives of policies AMG 2 and AT1 of the LDP.

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General and residential amenities

- 5.11 We believe that the existing built nature of the area is varied but fairly dense, as it forms part of an established village. This means that issues relating to proximity and over-looking are a fairly common feature within the area. We see that there is a mixture of stand-alone, semi-detached and terraced houses adjacent to public roads where there is a close relationship between the houses but also spaces that are open from the roads and other public spaces. Whilst this does not justify new over-looking it presents a picture of the situation in the local area.
- 5.12 The development will be carried out within existing open land that gently rises in height from the northernmost corner towards the south west. The northern/western boundary of the site borders with the boundaries of the residential gardens of adjacent dwellings, where existing boundary treatments are mainly block or brick walls.
- 5.13 We can see that plots 3, 4, 5, 6 and 7 will abut the back garden boundaries of the nearest houses, with varying distances from the boundaries to the backs of the actual houses. The nearest houses are believed to be around 10m away from the existing boundary. Plots 3 and 4 have been highlighted as the ones that would raise the greatest concern in terms of proximity and overlooking. We can see that there would be approximately an 11m distance between the rear of the new houses on plots 3 and 4 and the boundary, and with a distance of 10m as previously stated, there would be approximately 21m between the nearest part of the houses on plot 3 and 4 and the back of the nearest house. It is true to say that since these houses would be two-storey, windows at the back would mean some overlooking, but because of the distances it is not thought that this would be excessive and thus completely unacceptable.
- 5.14 The position of the houses on plots 3 and 4 would create some distance between them and the rear of the nearest house, and considering this separation distance and the diagonal orientation / views from the proposed first-floor windows, we do not believe that there would be significant or meaningful overlooking / loss of privacy for the residents of the nearest houses. Also, despite any increase in height/difference in ground levels, because the proposed development is stepped away from the boundary, there would be no significant material harm to the nearest houses through loss of light, nor of an overbearing/oppressive nature.
- 5.15 Note also that there will be additional mitigation measures in the form of a permanent 1.8m high wooden fence erected along the boundary, while the presence of trees within neighbouring gardens contribute to protecting amenities.
- 5.16 It is recognised that there would be a change from the current situation, and what we must consider is the extent of the detrimental impact there will be, if any, on the residents of any adjacent properties. It is believed that the distances, land levels and the presence of the proposed fence and existing vegetation mean that the houses would not impact to a completely unacceptable degree on the amenities of adjacent properties. In terms of the first-floor windows, we see that some of them have opaque glass and therefore there is no concern regarding these.
- 5.17 The application was originally submitted with three-storey houses being proposed on plots 4 and 6. Concern about this was highlighted by officers in relation to visual impact and the impact on residential amenities and as a result, the application has been amended by substituting the three-storey houses for two-storey houses. Dormer houses would be to be built on plots 3 and 5, with a two-storey house to be built on plot 7 which better conveys the form of existing buildings within the surrounding area.

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- 5.18 Having considered all matters, including the observations and objections received as well as the amendments made, it is believed that the proposal is acceptable and although there will be some impact, it is not considered to be unacceptable on the grounds of the relevant requirements of policies PCYFF 2 and PCYFF 3.

The Welsh Language

- 5.19 Criterion 2 of Policy PS 1 (The Welsh language and Culture) requires that a Welsh Language Impact Assessment be carried out when the proposed development is on an unexpected windfall site and for a large-scale housing development or a large-scale employment development that would lead to a significant influx of workers. As noted in the SPG 'Maintaining and Creating Distinctive and Sustainable Communities', 5 or more new housing units in Edern is classed as a 'large-scale' housing development. The site is believed to be an unexpected windfall site; therefore it would be a requirement to submit Welsh Language Impact Assessment (WLIA) with this proposal.
- 5.20 A report was received in the form of a Linguistic Statement which concluded that the proposed development would have a positive impact on the Welsh language and the community in Edern, because the proposal provides a mix of houses including one affordable unit. The need for such housing locally is well known, and bearing in mind the development of the rest of the site which has already seen local families wishing to live here, it is likely that this trend would continue. Providing this type of housing including the affordable house would meet a local need so that local families would have opportunities to continue living in their local communities. The proposed dwellings would be suitable for families and young or older couples alike, enabling younger generations to start a family and contribute to the local community.
- 5.21 In response to the consultation, the Language Unit noted that some information was missing in the Statement. They note that it should have been ensured that this information is also shown as evidence in the Statement. We do not believe that there is a need to re-report information that is already known through the Housing Strategic Unit's response regarding demand. This would be just repetition and create a larger document rather than presenting any new or additional information or evidence, as this information is already known.
- 5.22. It must be recognised that this is a site that has already received permission for a residential development that has not been fully implemented. The applicants have submitted a Language Statement which summarises the argument in favour of the proposal and the impact, if any, on the community and linguistic fabric of the village of Edern. The current housing situation within the county is well known for the seriousness of finding a house for an affordable price. Providing more housing formally designated as 'affordable housing' would be desirable, but as only 1 is required to be provided for a development of this size in accordance with the relevant requirements of the LDP's housing policies, it reaches this threshold. Therefore as the proposal in hand provides one affordable unit, we believe this is sufficient to satisfy Policy TAI 15.
- 5.23. It must also be remembered that in light of the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022, the houses can be bound through a condition as class C3 use housing, which are dwelling houses used as a sole or main residence only. This ensures that the houses would be permanent dwelling-houses and could not be used as second homes, holiday homes or holiday lets. With such a condition as well as the fact that Article 4 is also in place, this means that if the owner of a house wished to use it for a use not compatible with C3 use, a planning application would have to be submitted before being able to use it for any other purpose. It must be recognised that there is no guarantee that the houses would be occupied by Welsh-

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speaking families, but binding them as permanent housing would mean that families with children who could occupy the houses would be integrated into the local community with the children attending local schools that provide education through the Welsh language. It is believed that the principle of new residential development contributes towards meeting the need locally, no irrefutable evidence has been presented to show that the proposal would have a detrimental effect on the Language, therefore the proposal is considered acceptable in respect of policy PS1 of the LDP and the relevant supplementary planning guidance. As is customary, it is intended to impose appropriate conditions to ensure that Welsh names are agreed for the estate and houses.

Transport and access matters

- 5.24 An objection to the application in its original form was received from the Transportation Unit due to concern about elements of the proposal relating to access, turning and parking issues. After amending the application and re-consulting with the Transportation Unit, confirmation was received that they had no objection to the proposal in its revised form, and requesting that a series of standard conditions be included with any permission granted. It is believed that the conditions proposed would be reasonable to ensure that the proposed work is carried out and completed to the necessary standards. It is therefore believed that the parking arrangements and the layout of the estate road are acceptable to the Transportation Unit and it is not believed that the additional traffic resulting from the new development would significantly increase the risk to users of the public road. Thus we believe that the proposal meets the relevant requirements in terms of road safety and the parking provision and that a convenient and safe access arrangement can be secured. The application therefore meets the requirements of policies TRA 2 and TRA 4 of the LDP as they relate to these matters.

Biodiversity matters

- 5.25 An Initial Ecological Assessment and Green Infrastructure Statement were submitted with the application. Neither the Biodiversity Unit nor Natural Resources Wales object to the proposal from this aspect. However, the Biodiversity Unit notes the need to include conditions with any permission in order to agree biodiversity enhancement measures. It is believed that imposing a standard condition to agree such details would be reasonable in this case.
- 5.26 By imposing appropriate conditions to agree the details of biodiversity enhancements and also ensure that all the biodiversity mitigation measures are implemented in line with the relevant reports, we believe that the development would be acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP as well as chapter 6 of Planning Policy Wales which relates to the green infrastructure and the step-wise approach.

Open spaces

- 5.27 Policy ISA 5 notes that new housing proposals for 10 or more houses in areas where existing open spaces cannot satisfy the needs of the proposed housing development, are expected to provide a suitable provision of open spaces. As the revised proposal is now for 6 new houses, the application is now below this threshold and therefore no open space contribution is requested.

Educational matters

- 5.28 Policy ISA 1 states that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan makes it a requirement for the proposal to fund these. A financial contribution may be requested to

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improve the associated infrastructure, facilities, services and work, when these are essential to make the proposals acceptable.

5.29 In applying the standard methodology, it is estimated that the development of 6 houses would have the potential to produce the following numbers:

- Primary School = 2.4 children

5.30 As a part of the statutory consultation, confirmation was received from the Education Department that there is no capacity in Ysgol Edern primary school but there is capacity in Ysgol Uwchradd Botwnnog. Specifically:

- Ysgol Edern: Capacity 63 – Current total – 69 – Projected numbers – September 2024 – 74; September 2025 – 68; September 2026 - 69.
- Ysgol Uwchradd Botwnnog: Capacity 550 – Current total - 487 – Projected numbers - September 2024 - 473; September 2025 - 464; September 2026 - 451.

5.31 As there is no space in the Primary School, a financial contribution must therefore be requested in accordance with policy ISA 1 to meet the needs of the School. In using the projected demand figures above, a notional contribution of what is sought can be calculated through a 106 agreement towards improving the primary education provision. Total contribution based on 2.4 pupils x £10.096 = **£24,230.40** with this amount contributing towards the specific requirements of the school.

5.32 It is therefore believed that since the proposal would create direct needs for additional education facilities, there is justification for requesting a financial contribution to satisfy the relevant requirements of policy ISA 1 as well as the relevant guidelines noted within the Supplementary Planning Guidance: Planning Obligations.

Infrastructure matters

5.33 Existing services such as sewage and water treatment systems can cope with this increase in houses within the village, it can be seen from Welsh Water's response that confirmation is given regarding the matter.

5.34 Although the details of the site's drainage strategy were submitted as a part of the application, in line with Welsh Water's recommendation, we believe it would be reasonable to impose a condition to agree the final details of the site drainage system and thus, ensure compliance with the relevant requirements of policies PS 2 and ISA 1. We also note that it would be required to submit a permit application for the SuDS system to ensure that this also complies with relevant requirements.

5.35 As part of the statutory consultation, a letter was sent to the Local Health Authority, however they did not send a response. Thus, we do not believe that there is robust evidence available regarding the situation of local surgeries and as such we cannot speculate regarding the current situation.

The response to the public consultation

5.36 It is acknowledged that objections have been received to this proposal and we consider that all relevant planning matters have been duly addressed as part of the above assessment. A recommendation is made based on a full assessment of all relevant planning considerations,

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including all the observations received during the public consultation, and no-one was wronged in any way in considering this application.

6. Conclusions:

- 6.1 This is a proposal for a housing development that includes an affordable element, located on a site within the village development boundary. As such, it is believed that the plan is acceptable on principle and complies with the requirements of relevant local and national planning policies and guidelines as set out in the report. Full attention was given to all the observations received and we believe that the proposal is acceptable and, subsequently, is in accordance with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement for an educational contribution and an affordable dwelling and relevant conditions relating to the following:

1. Time
2. Development to comply with the approved plans
3. Must agree on external materials including the roofing slates
4. Removal of permitted development rights relating to the affordable unit and also restrict the ability to change or add new windows from what is permitted.
5. Welsh Water Condition
6. Highways Conditions
7. Biodiversity Conditions
8. A need to submit A Construction Management Plan prior to the commencement of the development work
9. The housing estate and individual houses must be given Welsh names.
10. Restrict the use to C3 use class only
11. Landscaping