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| PLANNING COMMITTEE                         | DATE: 08/12/2025 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

**Number: 1**

**Application Number: C25/0418/30/LL**

**Date Registered: 06/06/25**

**Application Type: Full**

**Community: Aberdaron**

**Ward: Pen draw Llŷn**

**Proposal: Full application to construct 8 affordable dwellings (exception site) with associated developments including creation of vehicular access, estate road, landscaping and a sustainable surface water drainage area.**

**Location: Tir Gyferbyn / Land Opposite Deunant, Aberdaron, Pwllheli, LL53 8BP**

**Summary of the**

**Recommendation: TO APPROVE WITH CONDITIONS**

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## 1 Description:

- 1.1 This is a full application for the construction of 8 affordable dwellings on an exception site in the village of Aberdaron with associated developments, including creating a vehicular access, estate road, landscaping and a sustainable surface water drainage area. The application was deferred in the previous Committee on 17.11.2025 in order to carry out a site visit to assess the impact of the proposal on the amenities of the area.
- 1.2 For clarity, further details regarding the application as submitted are as follows:
  - Creation of a vehicular access with an access road into the site and parking spaces within the site at the front and back of the houses.
  - To erect 8 semi-detached houses with gardens or parking spaces to the front with back gardens and some side gardens.
- 1.3 In terms of the details of the houses which are all affordable dwellings, the following is noted:
  - 3 two-bedroom bungalows with an internal floor area of 58m<sup>2</sup>
  - 4 two-storey, three-bedroom houses with an internal floor area of 93m<sup>2</sup>
  - 1 two-storey, four-bedroom house with an internal floor area of 114m<sup>2</sup>
  - They will be externally finished in a combination of render, stone cladding and timber on the walls and a natural slate roof. The current natural 'clawdd' to the front of the site will be relocated to the northern boundary of the site with new hedges to be planted on the remainder of the site's boundaries.
- 1.4 According to information received with the application, the plan intends to provide neutral tenure, and this means that the applicant would provide 100% affordable units with the tenure not specifically noted. The intention of Grŵp Cynefin, as the owner, will be to provide a mix of housing in accordance with the demand as highlighted that would then allow flexibility according to the circumstances of need should this change, e.g. occupiers moving from rented accommodation to a part ownership dwelling. It is claimed that this would be reasonable and suitable by ensuring that Grŵp Cynefin has the flexibility for the exact mix of tenure within the plan by being able to respond to the community's specific needs as it changes to ensure the long-term affordability of the houses.
- 1.5 The site of the proposed development is currently open agricultural land with surrounding boundaries mainly natural hedgerows. There are residential properties adjacent to the site to the north, west and south with varying elevations in terms of design, form and finishes.
- 1.6 The entire site is outside the current development boundary of the village of Aberdaron and is therefore in open countryside. The proposed site's western and southern boundaries touch the existing development boundary as highlighted in the Local Development Plan. The class 3 public road is situated adjacent to the western boundary and what would be the front of the site with access and a right of way into agricultural lands that runs along the land's northern boundary. The site is within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations and within a 500m zone from a scheduled monument.
- 1.7 As part of the application, the following information was submitted:
  - Design and Access Statement
  - Environmental Construction Management Plan
  - Community Impact and Language Assessment
  - Preliminary Ecological Evaluation
  - Initial Drainage Strategy
  - Porosity Report

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- Initial Ecological Assessment
- Green Infrastructure Statement
- Construction Transport Management Plan
- Housing Mix and Affordable Housing Statement
- Landscape Visual Evaluation
- Lighting Report
- Planning Statement
- Statement to Mitigate the Effect on Reptiles
- Transport Statement
- Trees Assessment

- 1.8 Since the previous Planning Committee, amended plans have been submitted in order to exchange the locations of the two semi-detached bungalows with the pair of 3 and 4 bedroom houses. Revised site plans together with revised cross-section plans and street views have been submitted. It is noted that the appearance of the 4-bedroom house in its new location is 'handed' compared to its previous location and the street plan confirms this.

## **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 Act (Wales) 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**

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision.

PS 4: 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.

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PCYFF 4: Design and landscaping.

PS 16: Housing Provision.

PS 17: Settlement strategy.

TAI 5: Local Market Housing.

TAI 8: An appropriate mix of housing.

PS 18: Affordable housing.

TAI 16: Exception sites.

PS 19: Conserving and where appropriate enhancing the natural environment.

AMG 1: Areas of Outstanding Natural Beauty Management Plans.

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.

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities.

SPG: Housing Mix.

SPG: Affordable housing.

SPG: Landscape character.

SPG: Planning obligations.

SPG: Building new dwellings in the countryside.

## 2.4 **National Policies:**

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 12 - February 2024).

Technical Advice Note (TAN) 2: Planning and affordable housing.

TAN 5: Planning and Nature Conservation.

TAN 6: Planning for sustainable rural communities.

TAN 12: Design.

TAN 18: Transportation.

TAN 20: Planning and the Welsh Language.

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TAN 24: The historic environment.

### 3. Relevant Planning History:

- 3.1 Planning application C16/1373/30/LL - Residential development of five affordable dwellings along with a new vehicular access and estate road - The recommendation was to approve subject to signing a 106 agreement. It can be seen from the history that the Planning Committee approved the application at the time and an instruction was sent to the legal department to prepare a 106 Agreement. Following this, despite asking the agent/applicant on several occasions, the agreement was not completed by signing it and therefore no planning permission has been released.

### 4. Consultations:

Community/Town Council: Object on the grounds of an over development, the council feels that eight houses are too much on the site and five would be better.

Transportation Unit:

#### **Impact on the Highway Network**

The road that connects the site to the village is narrow, but there are passing places along the road and the entire area is within a 20mph speed zone. The data presented shows that 85% of drivers drive at a speed of 21.1mph or slower. In addition, there is no record of any accidents on this section of road during the last five years.

Consequently, we have no significant concerns regarding safety on the current road network.

According to the TRICS analysis submitted by the developer, it is expected that the impact of the development on traffic flow will be very low, and therefore it is unlikely to cause an additional burden on the local roads network.

#### **Access to the Site**

The proposed visibility splay of 2.4m x 28m appears to be consistent with the guidelines in TAN18 and the methodology used by SCP. As long as the splay is practical on the site and is kept clear of any obstructions, including vegetation, we are satisfied that the method taken is appropriate.

#### **Parking**

The number of parking spaces for every unit is in line with the relevant guidance. Although the layout of the parking spaces for houses 1, 2 and 3 may lead to practical challenges within the estate, these arrangements are not contrary to current standards.

#### **Pedestrian Links with the Village Centre**

Currently, there is no formal provision for pedestrians along the road

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that links the site with the town. However, the developer has offered to mark a 1.2m wide footpath over 280m, that would improve access to existing pedestrians and provide a better link for the residents of the new development.

Natural Resources Wales:

Do not object to the proposed development and standard advice is given regarding matters involving protected species and the AONB designated landscape.

Welsh Water:

Public mains cross the site and no building, structure, SuDs facilities or timber resources may be erected within the pipe protection zone.

There is existing capacity to connect a sewer system to the public system and it is suggested to include a condition to agree on the details of a drainage scheme for the site.

Public Protection Unit:

Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend the following conditions based on Construction Noise, Noise Assessment/Air Source Heat Pumps.

Land Drainage Unit:

No objection.

SAB application approved on 14/10/2025

Biodiversity Unit:

Further comments 05.11.2025

The site is located 44m to the north of the Pen Llŷn and Sarnau SAC. The SAC is designated for its marine habitats and species, the housing development site is on land and will not cause any loss of marine habitats. The development will not create noise within the sea which will disturb marine mammals (dolphins, whales, seals). The development will not cause changes to coastal processes. The land more or less, falls towards the sea and the nearest water course is 0m from the development site and runs into the sea within 400m. It must be ensured that a prevention plan is in place to prevent pollution from reaching the water course. It will also be necessary to prevent pollution from reaching the sea and it is recommended that the creation of a ditch from the development site to the watercourse is eliminated. Otherwise, there is uncertainty regarding the protection of the Pen Llŷn and Sarnau SAC.

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The applicant has submitted an ecological report that has been completed to a good standard, and we agree with the recommendations.

Although the development of the site is not opposed, it is recommended that the element involving a drainage trench is amended and information is requested regarding the relocation of the 'clawdd'.

Biodiversity Matters are discussed further later in the report.

Language Unit:

As noted in the Unit's previous observations, as this is a development of affordable housing only, it is likely that it would appeal to Welsh speakers in the area. The Unit appreciates the fact that evidence about the local need has been included (with a reference to the source, i.e. the Housing Mix and Affordable Housing Statement). On page 25 of the Statement, there are statistics from the social housing waiting register, Housing Options Team, which highlights that there is one applicant for the one-bedroom property, one applicant for the two-bedroom property and one applicant for the three-bedroom property.

The Tai Teg statistics highlight that there are no applicants for a 1-bedroom property, one applicant for a 2-bedroom property, five applicants for a 3-bedroom property and four applicants for a 4-bedroom property.

Consequently, it is likely that the size of the development addresses the local demand for housing.

In terms of the impact on the Welsh language, the author of the Statement notes (page 38) that similar developments have had a neutral impact on the Welsh language in three cases and has strengthened the Welsh language in another five cases. The author therefore suggests (page 53) "that it is very likely that the vast majority of them can speak Welsh." However, it is suggested (page 54) "However, it is recommended that Grŵp Cynefin needs to monitor the language abilities of the occupants chosen to assist any late immersion should this be required."

Considering the above, and the fact that there are a high % of Welsh speakers in the community, it is agreed that there is sufficient evidence to support the opinion of moderate positive impact.

Fire Service:

The Fire Authority has no observations regarding the access for Fire

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vehicles and water supply.

ScottishPower:

We originally objected to the application due to the potential impact on the nearby electricity line. Following discussions regarding an application to divert the line, confirmation was received that the original objection was being withdrawn, and standard conditions were requested to be attached.

CADW:

Not received

AONB Unit:

The site in question is on the outskirts of the village of Aberdaron and in the Area of Outstanding Natural Beauty (AONB). The AONB has been statutorily designated based on the beauty of the landscape and is protected by national and local policies.

Guidance is given on affordable housing developments in the AONB in Policy CP6 of the Management Plan and states: "Promote new affordable homes to meet proven local need, as long as schemes, designs and materials are in-keeping with the AONB's environment."

The Landscape and Visual Evaluation submitted includes useful information and is of assistance when weighing up the application.

The site is currently agricultural land and a substantial 'clawdd' creates a boundary between the field and the public road. The site is visible from some locations in the vicinity as the Evaluation report indicates. However, the land is at a lower level than the higher section of the road and other houses surround it, also there is an element of natural landscaping. It is noted that there is also an intention to plant trees/hedgerows that will soften the impact of the development and contribute to biodiversity. The lighting details have been provided, and the scheme includes measures to protect wildlife and the Dark Skies which is important in the AONB. Having considered these factors, it does not appear that the housing development at this site would be intrusive to the wider landscape.

More locally, the development would be prominent from the road if it is proposed to remove the 'clawdd' and create a wide entrance and install a pavement. Adapting the plan to use the existing access and retain the 'clawdd' would be better to reduce views of the site and maintain the character of lôn Deunant.

There are other houses in the site's vicinity, many have been constructed recently, and others are historic. Most are stone houses or with a white painted render with slate roofs. The design and appearance of the proposed new houses appear to be suitable given

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the built context.

#### Housing Strategic Unit:

Information about need: The information provided in the planning application by means of the affordable housing statement is consistent with the information regarding the need in the area. (Data Source: Tai Teg, Cyngor Gwynedd's Common Housing Register).

Suitability of the Plan: Based on the above information it seems that the Plan addresses the need in the area.

The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government. These schemes contribute directly to the aim of the Cyngor Gwynedd's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has expired, and letters / correspondence were received objecting on the following grounds:

- Any such development should be sustainable, proportionate and considerate to the social, linguistic and environmental character of our community.
- The development would be detrimental to wildlife / Biodiversity / would destroy high-value existing green land
- Harmful to transport mobilisation and road users / increase in number of vehicles on the current narrow road / increase in speed on the road by disposing of a 'clawdd'.
- Detrimental impact on the visual amenities and character of the area both locally and broader.
- Local need not proven.
- Detrimental impact on residential amenities / loss of privacy /overlooking.
- Permission already exists for new affordable housing in Ab-erdaron.
- Loss of natural hedgerows.
- Lighting impact on wildlife.
- Overdevelopment /unsuitable design / poor setting.
- Detrimental to local infrastructure including the sewerage system and water supply.
- Traffic data is misleading as it was collected at quiet times of the year.
- A harmful impact on the Welsh language and the local culture.
- Misleading/incorrect information.
- Lack of consultation with the local community.
- Provision of more housing than projected for the village's growth.
- Weak language mitigation strategy.
- Lack of compliance with adopted policies.
- Location not accessible.
- Total lack of assessment in terms of the development's impact locally.
- Increase in noise and disturbance during construction.
- Several houses for sale in the village and it would be better if these houses were purchased.
- Detrimental impact on designations such as Special Area of Conservation and Site of Special Scientific Interest/lack of impact assessment on these designations and relevant ecology considerations.
- Pressure on the local school
- Concerns with regard to ensuring that the dwellings are affordable in perpetuity

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) notes that the plan itself identifies development boundaries for a range of settlements within the county and that proposals within development boundaries will be approved in accordance with the requirements of other relevant policies in the Plan. It also states that *"outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential"*.
- 5.2 In this case, the proposal has been submitted as an application for development on an exception site and therefore consideration is mainly given to policies PS 17 and TAI 16 in such cases.
- 5.3 The village of Aberdaron is defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundaries. According to the latest information received from the Planning Policy Unit, the indicative supply level for housing in Aberdaron over the plan period, is 13 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.). Based on the settlement size a development of this scale would mean a growth of 7.6% to the settlement, however, we must bear in mind that recent permission was granted for another exception site for 5 units in the settlement. The two sites together mean a growth of 12.35% which equates to the expected growth level of the settlement.
- 5.4 Policy TAI 5 is relevant to locations within the development boundary but in this case, the proposal's boundary only partially touches the boundary and therefore must be regarded as an exception site outside the development boundary and therefore the relevant policy in this case would be policy TAI 16 which states:
- "Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small-scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land"*.
- 5.5 Evidence has been submitted in the form of a Housing Mix and Affordable Housing Statement. This information as well as chapter 5.3 within the Planning Statement is the justification for the need for these eight houses. The information submitted refers to the need highlighted in the Social Housing Register and Tai Teg in Aberdaron and the village of Rhiw, and it is noted that Rhiw is located within 6km east of Aberdaron and has not been included as a designated settlement, including as a cluster, in the LDP and therefore it is not possible to provide any new housing development within the settlement. Table 16 in the document confirms the combined data from the Social Housing Register and Tai Teg for Aberdaron and Rhiw, and having considered the contribution application C24/0011/30/AM that was granted for 5 self-build units would offer to the area.

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Tabl 16 – Data Cyfunol o'r Cofrestrau Tai Cymdeithasol a Thai Teg ar gyfer Aberdaron (net) a'r

Rhiw

| Maint eiddo     | Canran   | Nifer |
|-----------------|----------|-------|
| 1 ystafell wely | 14%      | 2     |
| 2 ystafell wely | 21%      | 3     |
| 3 ystafell wely | 29%      | 4     |
| 4 ystafell wely | 36%      | 5     |
|                 | Cyfanswm | 14    |

5.6 Policy TAI 8 promotes proposals that contribute to improving housing balance and meeting needs identified in the whole community. It is therefore necessary to consider if the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the contents of the 'Housing Mix' SPG when establishing if what is proposed here is suitable, and it is noted that the guidance expects every applicant who submits a planning application for a housing development for Use Class C3 which includes 5 or more housing units to submit a Housing Statement to support the planning application. As noted, a Housing Needs and Affordable Housing Statement has been submitted, and this confirms that the proposal compares well with the need highlighted in the combined register (table 16 above), although it recognises that no 1-bed units are offered at all (as they are more suitable within urban areas), and that the number of 4-bed units is an under-provision (as households that require such accommodation are fairly rare and can therefore lead to under-use), and that 2 and 3 bed units are a small over provision relative to the proportion of recorded need (as they are a common type of house and offer the most flexibility for households both now and in the future).

5.7 The Plan's List of Glossary Terms defines Local Need Affordable housing within or on exception Local Rural/Coastal sites as; "... people in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

Paragraph 8.1.3 of the Affordable Housing SPG provides a definition of the 'surrounding rural area' for applications in the Local, Rural / Coastal Villages namely:

"'surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance but excluding properties within the development boundary of any settlement other than the settlement within which the application is located."

The information submitted as part of this application confirms that there is a need with a 5 year connection for this development. The proposal will provide a neutral plan in terms of occupancy, which means that it could provide a mix of tenure (social rented housing, intermediate affordable rented housing, part-ownership) to be able to satisfy a wide range of need at the time and enable households to move from rental to part-ownership as their circumstances change. This offers a totally different local affordable provision to what has already been recently approved under permission C24/0011/30/AM. Based on the information submitted as part of the application, the need has been confirmed for the development.

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5.8 Paragraph 4.1.7 of the Affordable Housing SPG confirms:

*“Where primary sources (LHMA, Common Housing and Tai Teg register) or evidence submitted by the applicant do not identify a need for Affordable housing for local need in a rural locality (e.g. because households in need have not chosen to register their need or preference for specific settlements) a local survey is the preferred option to demonstrate a need for affordable housing. The survey should be undertaken by a qualified individual / company / service such as the Rural Housing Enabler, with the methodology agreed with the Council.”*

In this case therefore, as the need has already been proven through the primary sources and evidence submitted by the applicant, in accordance with the requirements of the SPG there is no purpose to undertake a local survey by the Rural Housing Enabler.

5.9 It is therefore deemed that the application provides sufficient information in terms of justifying the mix and the types of housing provided and how the proposal addresses the needs of the local community. This is reiterated in the response received to the consultation from the Strategic Housing Unit by saying that the information submitted via an affordable housing statement is consistent with the information regarding need in the area and based on this information, the Plan addresses the area's need.

5.10 The need for evidence is completely essential to undertake a full assessment and is a fundamental requirement with this type of application and to this end the proposal is for housing where an affordable local need has been proven on a site located outside but abutting the development boundary for Aberdaron. It is considered that the proposal is formally a logical extension to the village and therefore fully conforms to the requirements of policies TAI 8, TAI 15 and TAI 16 of the Local Development Plan as well as the relevant advice given within the Supplementary Planning Guidance and national direction within Planning Policy Wales and the Technical Advice Notes.

### **Visual amenities**

5.11 The existing houses nearby are a mix of two-storey, single-storey, dormer buildings, etc. However, the setting of the proposed housing would be within an existing open field with 6 of the houses away from the existing built pattern and therefore would stand out and change the visual appearance of the site. Criterion 1 of policy PCYFF 3 notes that proposals will only be granted if *“...they complement and enhance the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment”*.

In the same manner, paragraph 7.8.3 of the SPG: Affordable Housing states that: *“The exception site needs to be immediately adjacent to the development boundary and form a reasonable extension to the settlement. “Immediately adjacent” means that the proposed exception site should be linked to the development boundary in the vicinity of the site. In relation to whether the proposal would be considered as a reasonable extension to the settlement, regard will be given towards whether the proposal is a rounding-off of the built form or whether it would form an unacceptable intrusion into the open countryside. The impact of the proposed site on the landscape will be an important consideration in judging its suitability”*.

5.12 The site would be fully visible within the AONB and from places beyond the site due to the open nature of the land from the application site mainly towards the east. However, it can be seen from the observations of the AONB Unit that they do not consider that the development would be intrusive in the landscape. They also refer to a relevant policy within the AONB Management Plan

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that promotes the provision of affordable homes where there is a real local need. A Landscape Visual Evaluation was submitted as part of the application which is a relevant consideration and based on a full assessment of all the relevant considerations it is believed that the visual impact is one that can be handled and reduced via suitable landscaping measures.

- 5.13 The proposed design and finishes convey the type of elevations that can generally be seen within the local area i.e. the use of render, stone and timber cladding and slate roofs. Comparatively recent scattered residential development can be seen near Lôn Deunant and therefore it is not believed that a new residential development such as this, albeit more prominent in terms of density than the detached houses already constructed nearby, would be out of character within the local area's built context. It is therefore considered that the proposal is acceptable based on compliance with the relevant requirements of policies PS 5, PCYFF 3 and TAI 16.

### **General and residential amenities**

- 5.14 It is inevitable that there would be an increased impact on the general amenities of the local area and nearby residents compared to the existing situation, as the site is currently open agricultural land.
- 5.15 The nearest two houses will be constructed near the southern boundary and therefore these will be nearest to existing houses called Penllech Bach and the Vicarage, and previously were in the form of a bungalow and therefore due to their height and the proposed landscaping, the element of overlooking would be very low. By now the semi-detached houses closest to Vicardy have amended from two bungalows to two-storey 3 and 4 bedroom houses. Despite this, it is considered that there is enough distance (over 20m) between the front two-storey part of the 4-bedroom house and the boundary with Penllech Bach. Similarly, the design of the 4 bedroom house has been designed in order that the side elevation facing the back of the Vicarage is a single storey garage, and there are no first floor windows. The nearest house is to the north namely Y Ddôl which will remain approximately 23m from its nearest corner to the nearest corner of the proposed property on plot number 8, which by now are a pair of bungalows. The nearest part of the new house would be the single-storey element although the rest of the house is two-storey, and no windows have been included on the higher gable-end of the new house. The proximity of the house to the nearest boundary of Y Ddôl back garden is obviously closer, however, approximately 10m remains with a right of way between both boundaries which creates a type of buffer between both sites. It is recognised that some impact will be inevitable considering the current agricultural use of the land and its proposed residential use, however, it is considered that a further attempt has been made to design and set the proposed housing so the direct impact is reduced and therefore the proposal is not considered to be totally unacceptable based on all the relevant requirements of policy PCYFF 2.

### **Consideration of the Welsh language**

- 5.16 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. Large-scale is defined in Diagram 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' as five or more units in a Rural/Coastal Village such as Aberdaron.
- 5.17 It is noted that a Language and Community Impact Statement has been submitted with the application. In their response to the consultation, the Language Unit confirmed that a development of affordable housing such as this would be likely to appeal to Welsh speakers in the area and the size of the development would be likely to address the local demand for housing. Therefore, in light

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of these considerations, as well as the high percentage of Welsh speakers in the community, it is agreed that there is sufficient evidence to support the opinion of moderate positive impact. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.

### **Transport and access matters**

- 5.18 A response was received from the Transportation Unit and there is no objection to the proposal subject to imposing standard conditions. Access together with details of the estate road and parking spaces are part of the proposal and therefore consideration is given to the form and location of these elements in terms of the relevant requirements of policies TRA 2 and TRA 4. Parking spaces are proposed on the site for individual plots. Therefore, it is considered that the proposal is acceptable in terms of the current parking requirements and is in accordance with policy TRA 2. The proposed entrance appears to be fairly standard to serve a site of this type and is located on a section of the road, although narrow, within a 20mph zone with fairly clear visibility in both directions. To avoid any obstruction from having an impact on visibility, it is proposed to include a condition to prevent planting or installing obstacles within the entrance visibility splay. It is therefore deemed that the entrance would be acceptable and in accordance with the relevant requirements of policy TRA 4.
- 5.19 It is also noted that there is currently no formal provision for pedestrians along the road that links the site with the village. The developer has offered to mark a 1.2m wide footpath over 280m, which would improve access to existing pedestrians and provide a better link for the residents of the new development. It is recognised that concerns have been highlighted regarding the impact of the development on the public road and vehicular and pedestrian movements, however, it is believed that what has been shown is acceptable and is supported by the Transportation Unit, in accordance with the current requirements in terms of the standard and the technical requirements of such developments.

### **Biodiversity matters**

- 5.20 The Biodiversity Unit has confirmed that the ecological report submitted with the application has been made to a good standard. However, they note the need to amend the element regarding the drainage course and information is requested regarding the relocation of the 'clawdd'. In response to these matters, confirmation was received from the agent that an additional Pollution Prevention Plan had been prepared which refers to the management steps taken during the construction period to prevent pollution. This document is in addition to the Construction Environmental Management Plan (CEMP) submitted with the application which includes an outline of the measures that would be implemented to control and prevent pollution. It is also noted that the applicant's ecologist has responded to the comment made by the Biodiversity Unit noting that the information submitted indicates that there would be no harm to local biodiversity and ecology because of the proposed drainage arrangements. Regarding the relocation of the 'clawdd', the agent confirms that there would be no objection to providing a method statement regarding this work and therefore it is believed that it is possible to attach a condition to agree on the details of this element.
- 5.21 It is recognised that the objection received refers to the need to undertake an assessment regarding the impact of the proposal on the Pen Llŷn a'r Sarnau Special Area of Conservation. Natural Resources Wales in their response to the consultation do not advise the Council to carry out such an assessment, as they would usually do so. However, and for completeness, the Local Planning Authority as the competent authority under the Habitats Regulations has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and has concluded that the development would be

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unlikely to have an impact on the SAC on the basis that the proposal includes pollution prevention measures. It is therefore deemed that the proposal is acceptable and in accordance with the requirements of policies PS 19 and AMG 5.

- 5.22 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to submit a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case.

### **Educational Contribution**

- 5.23 The Education Department was consulted regarding the proposal and confirmation was received that capacity is available at Ysgol Crud y Werin (primary) and Ysgol Botwnnog (secondary). Specifically:

- Ysgol Crud y Werin: Capacity 74 - Existing total - 48 (Sept.25) - Projected numbers - September 2026 - 45; September 2027 - 40.
- Ysgol Botwnnog: Capacity 550 - Existing total - 467 (Sept.25) - Projected numbers - September 2026 - 449; September 2027 - 406.

- 5.24 As there is existing capacity within the local schools, it would not be relevant to consider an educational contribution in this case for the additional pupils resulting from the proposed development.

### **Drainage Matters**

- 5.25 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body i.e. Cyngor Gwynedd's Land Drainage Unit. A separate application was submitted for approval to the Land Drainage Unit for sustainable drainage arrangements for the site, Unit officers have confirmed that this application has been approved and as a result the Drainage Unit has no objection to the planning application.

### **Response to the public consultation**

- 5.26 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 decision is made based on full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

## **6. Conclusions:**

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

## **7. Recommendation:**

- 7.1 To approve – conditions

1. Time

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2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions/protection of the 'clawdd'
7. Landscaping condition
8. Welsh Water Condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters.
11. Building Control Plan
12. Method statement for the relocation of the 'clawdd'