

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 4

Application Number: C25/0710/41/LL

Date Registered: 19/12/2025

Application Type: Full

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: Erection of 25 affordable houses, creation of new vehicular access off the B4354 as well as associated work

Location: Land Near Cae Capel, Chwilog, LL53 6SF

Summary of the Recommendation: TO APPROVE SUBJECT TO THE COMPLETION OF A SECTION 106 AGREEMENT OR A UNILATERAL AGREEMENT FOR AN EDUCATIONAL CONTRIBUTION AND PLAY EQUIPMENT IN OPEN SPACES.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 Full planning application to erect 25 affordable housing as well as the creation of a new vehicular access, and associated developments on a 0.73ha site. The majority of the site area has been designated specifically for the erection of housing within the Chwilog development boundary, a village defined as a Service Village within the Gwynedd and Anglesey Joint Local Development Plan (Site T64), but it can be seen that a section in the north-west of the site is outside the designation and the development boundary itself; therefore, this section of the site is considered as an exception site.
- 1.2 The proposal involves erecting the house and providing a new access off the B4354 class 2 public road, creation of an internal estate road as well as walking paths, creation of parking spaces, creation of a public open space, erection of boundary walls and fences and associated drainage works. Specifically, the proposal contains the following housing mix:
- 6 x one-bedroom flats
 - 9 x two-bedroom houses
 - 8 x three-bedroom houses
 - 2 x two-bedroom bungalows
- 1.3 From the information submitted, it can be seen that the plan would provide 100% affordable housing with a mix of occupancy being provided (e.g. social rent housing, intermediate affordable rented housing), to meet the need as highlighted.
- 1.4 In terms of their appearance, the houses will be finished in a mix of materials to convey different styles and to vary the appearance on the site. The proposed materials for use include:
- Roofs: Natural slate;
 - Walls: Render / timber/stone cladding
 - Boundary treatments – a mixture of hedges and timber fences, with some existing hedges and *cloddiau* being retained and improved with additional planning.
- 1.5 The proposed plan includes the provision of public open space in the south-eastern corner of the site, which also includes a sustainable drainage area.
- 1.6 Most of the application site is currently agricultural grazing land located within the development boundary of Chwilog and is specifically designated to erect housing within the LDP Inset Map. The implications of designating settlements such as Chwilog as service villages states as follows "In the Local Service Centres ...housing to meet the Plan's strategy will be secured through housing designations noted along with suitable windfall sites within the development boundary". The description in the LDP of the T6 4Site - land near Cae Capel notes that it is expected to erect 20 living units on the land. The B4354 class 2 public road runs parallel with the northern boundary of the site. It can be seen that residential houses directly abut the eastern boundary of the site, with residential houses also further to the north. In terms of the site outside the boundary, it abuts the north-western part of the main site and currently forms part of the curtilage of the adjacent residential property, i.e., Brynhyfryd Farm.
- 1.7 The following information was submitted in support of the application:
- Language Impact Statement
 - Planning Statement
 - Initial Ecological Assessment
 - Bat and Nesting Birds Survey
 - Reptile survey
 - Drainage Strategy
 - Design and Access Statement

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Archaeological Assessment
- Green Infrastructure Statement
- Transport Statement
- A Pre-application Consultation Report (PAC Report)
- Construction Traffic Management Plan
- Construction Environmental Management Plan
- Landscaping scheme
- Method statement for the relocation of the '*clawdd*'
- Trees Impact Assessment

1.8 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the number of units proposed. In line with the appropriate procedure, a Pre-application Consultation Report was received as part of the application. The report shows that the developer advertised the proposal to the public and statutory consultees before submitting a formal planning application. The report contains copies of the responses received at the time.

1.9 The application has been revised since its original submission after responses received on the proposal by the Biodiversity Unit. Specifically, information on the method statement for the relocation of the *clawdd* has been amended by adding a detailed plan for the site. In addition, as a result of an assessment made by the applicant into the impact of wind and rain, an amendment has been made to some of the roofs of the proposed housing by changing some rear gable ends to lean-to roofs in order to avoid the risks associated with driving rain and moisture. Finally, the layout of the site was amended as a result of the comments of Welsh Water in order to avoid disrupting the existing equipment that exist on or near the site.

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

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

PS 6: Alleviating and adapting to climate impacts

PS 17: Settlement Strategy

TAI 3: Housing in Service Villages

TAI 8: An appropriate mix of housing

TAI 15 : Affordable housing threshold and distribution

TAI 16: Exception Sites

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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 5: Local biodiversity conservation
 PS 20: Preserving and where appropriate enhancing heritage assets
 AT 4: Protection of undesignated archaeological sites and settings
 ISA 1: Infrastructure provision
 ISA 5 : Provision of open spaces in new housing developments
 Also relevant in this case are the following:
 Supplementary Planning Guidance (SPG): Affordable housing
 SPG: Housing Mix
 SPG: Maintaining and Creating Distinctive and Sustainable Communities
 SPG: Open spaces in new housing developments
 SPG: Planning Obligation

2.4 National Policies:

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2024)
 Technical Advice Note 2: Planning and affordable housing
 Technical Advice Note 12: Design
 Technical Advice Note 15:
 Technical Advice Note 20: Planning and the Welsh Language

3. Relevant Planning History:

3.1 Application C25/0152/41/LL - Variation of condition 2 of Planning permission C21/1240/41/AC to extend the time allowed to submit reserved matters - No decision had been made on the application at the time of writing this report

Application C21/1240/41/AC - Variation of condition 2 of Planning permission C18/1055/41/LL to extend the time allowed to submit reserved matters. - Approved 21/03/22

Application C18/1055/41/LL - Variation of condition 2 of C14/0113/41/AM to extend the time allowed to submit reserved matters - Approved 13/02/19

C14/0113/41/AM – Outline application for the erection of 21 houses (including 7 affordable houses) with all other matters reserved (amended plan) - Approved 14/12/15

C13/0535/41/LL - Retention of a static caravan on land for use as a permanent residential unit for a temporary period of 5 years - Refused 01/08/13, subsequently approved on appeal.

3.2 It is also noted that a formal pre-application enquiry has been submitted under reference Y25/0106, when material matters relating to a residential development on this site were discussed, as well as the material matters that would likely be raised when considering the formal planning application.

4. Consultations:

Community/Town Council: **Resolved to unanimously refuse the application**, reiterating the following observations, as follows:

The local opinion is against having a housing estate on this land, and there is a petition with around 160 signatories from the village, refusing the application. The petition will be presented to Cyngor

Gwynedd by those who have been questioning the villagers.

Here are the main reasons for refusing the application:-

Over-development is affecting the village's character.

Creating an excessive increase in housing will be a strain on the village.

The village of Chwilog has one of the highest percentage of Welsh speakers in a village in Gwynedd.

It is difficult to integrate 25 houses in the village, in terms of creating a linguistic problem.

How reliable is the data received regarding the need for so many houses in Chwilog? Information has been received that there is only space for around 7 additional pupils at Ysgol Chwilog at present.

Lack of Local Connection - having a close connection with the village or within the community of Llanystumdwy should be a factor that should give priority to a new tenant, whenever there is a change in tenancy.

The Welsh language factor - Llanystumdwy Community Council has been designated as an area of linguistic significance.

Linguistic Policy Needed - Chwilog is a Welsh village and this needs to be respected, so that this is considered when letting the houses.

A new Local Allocation Policy is needed - in order to give linguistic consideration when letting the houses. This is needed for the houses in Y Ffôr also, and across Gwynedd. It is a major concern that new tenants will move into the area from outside the area and from outside Gwynedd. Problems are emerging in nearby villages such as Llanystumdwy and Cricieth, where tenants are causing problems and breaking the law. This is not a problem in Chwilog at the moment.

Housing turnover is a problem - this is a problem as tenants choose to swap tenancies amongst each other. This can create a linguistic problem and behaviour problems.

Highways - safety, 20 mph. A high number of vehicles/lorries/tractors pass through the village. There will be a need to ensure that there is a safe pavement from the new estate to the village. Is there space to have a pavement all the way, without having to take a piece from the gardens of nearby houses?

The school is full - maybe a contribution could be made to consider increasing the size of the school? It is understood that the school is almost full at present, and there is only space for another 7 pupils, so

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

a new classroom may be required.

Sewerage - there had been mention of problems with this location some years ago, when there was a proposal to build houses there.

Play facilities in the village - there is a lack of a safe play area for children in the village - would Grŵp Cynefin be willing to contribute towards upgrading the village's existing playing field, near Maes Myrddin. Cyngor Gwynedd is responsible for it.

There is no shop or post office in the village, only a local butcher.

Transportation Unit:

The application refers to building 25 affordable housing, on a Class 2 road in Chwilog, on the outskirts of the village.

Impact on the Highway Network

The road which connects the site is within a 20mph speed restriction zone. The data submitted shows that 85% of drivers drive at a speed of 37.3 mph or slower to the East and 32.2 mph to the west. 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

In accordance with TAN 18 guidance, the visibility splay when leaving the site should be 56m to every direction. The plans show that the visibility splay to East is short by 8m as a visibility splay of only 48m is available. Nevertheless, we believe that the provision is acceptable as vehicles tend to slow down near housing developments and there are humps on the road. The plans suggest that there is vegetation in the locations that may prevent the required visibility, particularly when observing traffic from the west. As a result, there will be a need to ensure that the access is built in a way that keeps the visibility splay clear of any obstruction, including vegetation.

Parking

The number of parking spaces for each unit complies with the relevant guidelines for residents and visitors. Walking Connections to the Village Centre Currently, there is no formal provision for walkers along the road which connects the site with the village. However, the developer has proposed to install a 2m walking path along the front of the site in order to connect with the walking path towards the east. Alongside this, we are very happy that the applicant will upgrade the humps, which exist to the east of the site, into a crossing so that pedestrians can gain safe access from the site to the existing walking network. This will improve access to existing pedestrians and provide a better connection for the residents of the new development. In addition, it would be good to see a footpath towards the west in order to create a possibility for a broader walking path in the future, but to be clear, this is not a reason for objecting to the application.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Public Transport

The bus stop is around 100 metres away from the site towards the east, which is acceptable for access to the service on foot.

Conclusion

Based on the information submitted, the development is unlikely to have a substantial impact on the local roads network. The proposed improvements to access and walking facilities offer benefits to the community. In terms of transport and roads, there are no reasons to refuse the planning application. It is suggested that standard conditions/notes should be included with any permission granted:

Natural Resources Wales:

Although there are concerns about the application as submitted, we are content that these concerns can be satisfied provided that the plan and ecology documents submitted are included as a part of the list of plans to follow by means of a formal condition on the planning decision.

Welsh Water:

The proposal was objected to originally because elements of the development would disrupt Welsh Water's existing equipment in the vicinity.

Re-consultation

After considering the amended plans, provided that no building is erected including foundations, structures, trees/hedges, ecological mitigation, SuDS features or changes to land levels, within the protection zone of the mains water pipe, the original objection is withdrawn.

Having reviewed the proposal, it is noted that the proposal disposes of foul discharge through the public sewerage system and the disposal of surface water to a sustainable drainage system.

Sewerage treatment

The site is located within the catchment area sewerage system that drains to the Chwillog treatment works. The impact of the proposed development has been considered, and it is believed that the system can cope with the addition.

Sustainable drainage

An application for a SuDS licence must be submitted to the relevant body.

Water Supply

There is existing capacity available within the water supply system for the development.

Biodiversity Unit:

Initial observations were received, referring to the shortcomings in the information submitted regarding some ecological matters on the site and that additional information should be submitted.

Further information was received in due course, which responds to the matters raised.

In addition, a document was received which explained the method statement for re-locating a *clawdd* on the site and a specific site plan, as well as confirmation that the work will be undertaken under the supervision of an ecologist.

The Biodiversity Unit confirmed that they were happy with the methodology as proposed.

Housing Strategic Unit:

The following shows the number of applicants who wish to live in the area:

43 options on the Tai Teg register for intermediate property

79 applicants from the common housing register for a social property

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

Number of bedrooms (owned or part-owned)

Tai Teg

Number of bedrooms	Need as a %
1 bed	0%
2 bed	33%
3 bed	65%
4+ bed	2%

Housing Options Team

Number of bedrooms	Need as a %
1 bed	31%
2 bed	42%
3 bed	22%
4 bed	4%
5 bed	1%

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 plans contribute directly to the aim of Cyngor Gwynedd's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.

Land Drainage Unit:

The applicant proposes to discharge surface water from the development into an existing ditch which runs along the south-

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

eastern boundary of the site. This destination is used as the strategy notes that permeation tests have failed on the site. In order for the CCS to accept the use of a lower-priority destination, evidence from the permeation tests will be needed. The watercourse that the applicant intends to connect to does not appear on any mapping system available to the CCS. Therefore, we ask for evidence, such as photographs, to display the ditch. The drainage plan shows that the outfall will be piped outside the boundary of the green line. Confirmation will need to be provided as to whether this land is owned by the applicant or by a third party. If it is a third party, permission will need to be granted to build a system on their land. The CCS submits a temporary objection until the above points have been resolved.

Further response

The agent for this application has been in contact with more information regarding the drainage system. Based on this evidence, we do not have any objections to the planning application.

Language Unit:

This is a comprehensive linguistic assessment, which looks at the history of developments in the area, a comprehensive study area, as well as an analysis of the current linguistic position. They have also included projections on the fluency of prospective tenants, and the potential linguistic impact. The assessment (which includes Housing Options and Tai Teg statistics) has confirmed the local need.

Archaeology Service:

The applicant has agreed to complete an archaeological assessment before making a decision, including work to open ditches, and the results of this work are expected before responding in full.

Further response

The results of the further archaeological assessment have not found much evidence of archaeological remains and the potential of discovering any is low. As a result, there are no further archaeological implications regarding the proposed work on this site.

Trees Unit:

The trees assessment has been carried out to a good standard. A condition must be imposed to ensure that the tree preservation measures identified are followed. The proposal to plant new trees is suitable and contributes towards the site's biodiversity enhancements.

Fire Service:

ACCESS FOR FIRE VEHICLES

The specifications of typical fire and rescue service vehicles access pathways are: PUMP (required measurements) Width of the road 3.7m, width of the gate 3.1, Turning area 16.8m, height 3.7m Transportation capacity 12.5 tonnes

WATER SUPPLY Hydrants should be provided within 90m to the building's access point, and no more than 90m away from each other. Every fire hydrant should be clearly noted with a plate, installed nearby in a prominent place, in line with BS 3251:1976.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Education Department: Considering the capacity and number of learners at the relevant primary and secondary schools, it is seen that there is current capacity in the local schools.

Public Protection Unit: Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend that they adhere to the standard conditions relating to Noise, Building Control Plan, Lights, Air Source Heat Pumps and Waste.

Public Consultation: A number of notices were posted on the site and dispersed within the nearby area and nearby residents were notified. The advertising period has expired, and letters / correspondence were received, along with a petition, objecting on the following grounds:

- Causing substantial harm to the character and language balance of the community. The size of the development is not commensurate with the size of the village and makes too big a change, too quickly, threatening the linguistic capacity of the school and community to assimilate the development linguistically.
- The linguistic impact assessment is very naive and is based on principles that are incredibly flawed.
- This plan proposes an excess of social housing in a small village community, to the degree that it almost doubles the village's existing social housing stock, within a very short period of time. The development is not commensurate to the size of the village, and it does not propose a mix of housing and tenancies.
- The data regarding the demand for housing does not provide an accurate picture of the local demand in the area.
- Unacceptable existing infrastructure in terms of the road and pavements locally and the increase that would derive from the development
- Harm to local biodiversity and ecology
- Dangerous access/concern about traffic movements
- The local school is full/lack of facilities in the village
- There are too many houses already/many houses for sale
- Insufficient traffic assessment/misleading information
- Lack of sufficient and safe educational infrastructure
- Harmful impact on community cohesion
- Contrary to the requirements of relevant policies
- Lack of local demand

A petition was submitted, which had been signed by many local residents, with specific reference to the following matters:

- Such a large development would change the character of the village
- Chwillog is a Welsh village. It is likely that the development would lead to a drop in the percentage of the population who are able to speak Welsh
- There is no evidence of the local need for housing on this scale in the ward

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Level of additional traffic
- The capacity of the sewerage system
- The pressure of the development on the infrastructure and services of the area (the school, health services, etc.)

Comments were received that were not material planning reasons, including:

- Anti-social behaviour

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is mandatory 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 Most of the site area is located within the development boundary of Chwilog and it has also been designated specifically under reference T64 as a site for housing development as noted in the Anglesey and Gwynedd Joint Local Development Plan. Specifically, it can be seen that the site was designated in the LDP to erect a maximum of 20 new houses, which is a higher figure than the subject of the existing application. 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 Joint LDP, Chwilog has been identified as a Service Village under policy TAI 3. 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 Chwilog over the Plan period is 40 units (including a 10% 'slippage allowance'). During the period 2011 to 2025, a total of 35 units have been completed in Chwilog. The land bank in 2025 was 24 units, but it should be noted that 21 of the units in the land bank are as a result of extant permission for this current site. Therefore, there would be an increase of 4 units in the land bank, if this proposal is approved. A survey of the situation in relation to the provision within all Villages, Clusters and Open Countryside in April 2025 (for Gwynedd only) shows that 767 units out of a total of 984 units have been completed, and 300 are in the land bank (and are likely to be completed).
- 5.4 Policy PS 17 in the Plan, which is the Plan's Settlement Strategy, states that 25% of the housing growth will be located within Villages and clusters. A survey of the situation in relation to the provision within all Villages, Clusters and Open Countryside in April 2025 (for Gwynedd only) shows that 767 units out of a total of 984 units have been completed, and 300 are in the land bank (and are likely to be completed). This data reflects the fact that the Plan inherited several permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. Currently, approval of this site can be considered against expected provision within the Service Villages category (based on the completion rate so far). Bearing in mind that the housing provision in Chwilog does not exceed the indicative supply figure (when considering the completed units, land bank and the designations without permission) no additional justification would be required with an application of this type outlining how the proposal would address the needs of the local community. The attached information was received on the current demand for housing, based on the current Tai Teg and Housing Options Team information, which confirm the latest figures and show the existing need.
- 5.5 In accordance with Policy TAI 8, consideration must be given as to whether the proposed development meets the demand for housing recorded in a Housing Market Assessment and other

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

local evidence. As already noted above, Statements and evidence were submitted noting the rationale behind the housing mix proposed in the application and confirmation was received from the Housing Strategic Unit that the houses would meet the local need. The proposed development offers a 100% affordable housing development on this site, which has been accepted and earmarked as suitable for residential development by means of its designation in the LDP for this specific proposal. The status of Chwilog in the LDP means that new houses to serve Gwynedd as a whole is expected for this site as in other similar cases on designated sites throughout the county. Members are also reminded, as has already been noted above, that social and intermediate housing are all affordable housing, and therefore it can be noted that a total of (882 + 2374) 3256 people need affordable property, namely 2374 applicants on the Housing Options register for social Property, and 882 applicants have been registered with Tai Teg for an Intermediate property.

- 5.6 Policy TAI 15 of the LDP states that the councils will seek to ensure an appropriate level of affordable housing in the plan area. In Chwilog, the threshold is a minimum of two or more housing units. Since the proposal provides a development of 100% affordable housing and the Housing Strategic Unit has confirmed that there is evidence of the need to justify the provision as proposed, it is believed that the proposal addresses the need and the application, as a result, satisfies policy TAI 15.
- 5.7 Members are reminded that the Planning Committee has already approved the principle of a residential development on this designated site on three occasions in the past. Apart from application C14/0113/41/AM, the same policy considerations were made to these applications, namely the LDP's adopted policies, therefore, it is not believed that the situation has changed in terms of policy requirements. It is considered that there is justification and a need for the proposal and that it meets the needs of the local community. It is considered that the proposal meets the objectives of the LDP's relevant housing policies.
- 5.8 In terms of the land outside the development boundary and the T64 housing designation, this part of the site must be considered as an exception site and therefore the requirements of policy TAI 16 apply to this element. It can be seen that 4 houses are proposed within this part of the site, namely 2 x three-bedroom houses, 1 x two-bedroom houses and 1 x two-bedroom bungalow.
- 5.9 In terms of considering the demand for these houses, the local definition for these 4 houses includes the village of Chwilog itself as well as the nearby rural area (a distance of 6km from the application site and the entire area of any Community Council divided by the 6km distance, excluding property within the development boundary of any settlement, except for the settlement where the application is located). Information on the need for affordable housing has been submitted as a part of the planning application, and it can be seen that they would be provided as housing on intermediate and social rent. There would be 2 x two-bedroom, social rent units, available for local need in Chwilog. The figures on the need for Chwilog (social rent), shows that some have a local connection and there are 7 on the list who need a two-bedroom house, with a local connection. In terms of the two houses let on intermediate rent, it can be seen that information from the Tai Teg register confirms that three on the list live in Chwilog and have a local connection (over 5 years) and are therefore eligible for the units. Therefore, it is believed that the application meets the need and is acceptable in terms of the relevant requirements of policy TAI 16.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Visual amenities

- 5.10 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
- 5.11 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village between previously developed sites either in the form of residential units, holiday sites etc, it is believed that the setting, design and materials of the proposed development are in-keeping with the location. It is believed that the houses have been designed to a quality standard which would be in-keeping with the general sense 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.

General and residential amenities

- 5.12 Due to the location, design, orientation, and size of the proposed houses, it is not believed that there would be any significant detrimental impact on private amenities deriving from this development. It is recognised that private houses abut the site on the western and eastern boundaries and that there is housing opposite on the other side of the public road. Having taken into account the distance between the new houses and these houses, it is not believed that there will be any harmful overlooking of existing property deriving from the development and, whilst it is inevitable that there will be some inter-visibility between the area's properties, it is not believed that this would be unreasonable or unexpected in such a location. There would be no harm either in terms of impacts such as shadowing or dominating any other property.
- 5.13 In considering the above discussion, it is deemed that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

The Welsh Language

- 5.14 There is no need for a Linguistic Statement in line with criterion (1b) of Policy PS 1 'The Welsh Language and Culture', since the proposed development would not, either individually or accumulatively with other developments, provide more than the indicative housing provision for the village of Chwilog.
- 5.15 A report in the form of a Language Impact Assessment summarising in detail the current situation in the context of the language and relevant findings was received. It notes *"In terms of the restricted information available, we are of the opinion that approving this proposal, subject to the further collection of research on the accumulative impacts of the development, alongside other local developments, has a substantial positive impact on the linguistic resilience of Chwilog."*
- 5.16 In its response to the consultation, the Language Unit states that the linguistic assessment is comprehensive, looking at the history of developments in the area, a comprehensive study area and an analysis of the current linguistic position. It also notes that the statement has included presumptions on the fluency of prospective tenants, and the potential linguistic impact and that the assessment has confirmed the local need.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.17 It is acknowledged that concerns have arisen regarding the proposal, but it has to be recognised that this is a site that has already been designated for housing within the LDP and the site was the subject of a linguistic assessment at that time. The applicants have submitted a thorough Language Impact Statement which summarises the argument in favour of the proposal and the impact on the community and linguistic fabric of the village of Chwilog. The existing housing situation within the county is very much known in terms of the seriousness of finding a house at an affordable price. The principle of a new residential development which would contribute towards meeting the local need and considering that the site has been allocated for housing and for 100% affordable housing, no unanswerable evidence has been submitted to show that the proposal would have a harmful impact on the Language and therefore it is considered that the proposal is acceptable in terms 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 the houses.

Transport and access matters

- 5.18 Whilst acknowledging that concerns have been raised during the public consultation, the Transportation Unit does not object to the proposal. Subject to appropriate conditions to agree and accept the appropriate permits to create the access and carry out work that would affect the road/public pavement, the parking arrangements, layout of the estate road and vehicular access are acceptable to the Transportation Unit, and it is not believed that the additional traffic deriving from the new development would increase the risk to road users in a significant way. Therefore, 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

- 5.19 Several detailed documents were submitted regarding the ecology of the site and the arrangements for sustaining and enhancing local biodiversity as needed. Policies PS 19 and AMG 5 seek to protect and/or enhance the natural environment and protect the conservation of local biodiversity. It can be seen from the observations that concerns have been highlighted by the Biodiversity Unit but that responses in the form of further or amended statements have been received regarding these matters. It can be seen that the proposal involves developing agricultural grazing land for the development. The site, however, has been designated for residential development in the LDP and therefore it would be expected that there would be changes to the site as a result.
- 5.20 It is accepted that existing *cloddiau*, trees and hedges contribute to the visual amenities of the site and nearby area, and it is believed that the proposal, despite involving some loss, intends to compensate and improve the natural growth on the site by implementing their landscaping plans provided by field experts. As noted above, the site has been designated for housing in the LDP. It is therefore likely that consideration was given at the time of adopting the Plan to the importance of retaining the trees in question but although they were on the land they were not considered at that time to be sufficiently important so as not to designate the land for housing development.
- 5.21 Regarding the relocation of the '*clawdd*', a detailed document was submitted, outlining the arrangements of this work and therefore it is believed that a condition can be imposed to agree on the details of this aspect.
- 5.22 By imposing appropriate conditions to reach an agreement on the site's lighting details as well as ensuring that all mitigation measures and biodiversity enhancements are implemented in line with relevant reports, it is believed that the development is 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 stepwise approach.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Archaeological Matters

- 5.23 It appears from the information submitted that an Archaeological Assessment has been submitted with the application. The Archaeological Service confirmed (following additional inspections on the site), that a further archaeological assessment had not found much evidence of archaeological remains and that the potential of discovering any was low. As would normally be the case, it is considered that the inclusion of a standard condition to ensure that the development is carried out in accordance with the relevant recommendations of the reports is entirely reasonable in this case and thus, it is believed that the relevant requirements of policies PS 20 and AT 4 are met.

Open spaces

- 5.24 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development, are expected to provide suitable provision of open space. Paragraph 6.1.29 of the LDP states that in order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made indicates a lack of provision of outdoor sports and play areas for children with equipment in this area.
- 5.25 The proposed development offers an open area of 955m² on the site, but no play equipment is proposed. As no provision is offered on the site, an explanation is given in part 5.73 of the Planning Statement as to why play equipment is not proposed on the site, namely "*Due to the restricted size of the open space and the need to use this area for the site's SuDS features, it was considered that providing a space for children's play equipment is not viable*".
- 5.26 Policy ISA 5 acknowledges that including a provision on sites is not practical in every case, but the applicant must provide firm justification to prove that it is not possible to provide outdoor play areas as a part of a new housing development. In such cases, the Authority will seek to arrange a planning obligation under Section 106 or a unilateral agreement to enable developers to make a contribution towards suitable off-site play areas instead of direct provision within the development site. The relevant contribution in this case is £3583.98.
- 5.27 It is believed that in a case such as this and as has already been agreed with similar developments, a financial contribution is intended to be secured by means of a 106 agreement or a unilateral agreement and thereby, to ensure that the proposal is acceptable in accordance with the relevant requirements of policy ISA 5.

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 improve the associated infrastructure, facilities, services and work, when these are essential to make the proposals acceptable.
- 5.29 Based on information from the Planning Obligations SPG (September 2019), (the 6 x one-bedroom flats are disregarded), it is estimated that a development of 19 houses would have the potential to produce the following numbers:
- Primary School = 8 children
 - Secondary School = 7 children

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.30 As part of the statutory consultation, confirmation was received from the Education Department that capacity is available at Ysgol Chwilog and Ysgol Glan y Môr secondary school. Specifically:
- Ysgol Chwilog: Capacity 95 – Total September 2025 – 87; Projected numbers - September 2026 - 85; September 2027 - 88; September 2028 - 83.
 - Ysgol Glan y Môr: Capacity 732 - Total September 2025 - 457; Projected numbers - September 2026 - 457; September 2027 – 438; September 2028 - 435.
- 5.31 In terms of the situation with local primary education, despite there being capacity in the local school for the likely increase deriving from this development, the development of the site must be considered in its historical and broader context in terms of the educational contribution. Three sites have been designated for constructing new houses in Chwilog, and when these applications were considered (including a previous application on the Cae Capel/Brynhyfryd site), information was submitted by the Joint Planning Policy Unit which assessed the impact of developing this site, along with other sites, on Ysgol Gynradd Chwilog. It was considered essential that the three sites designated for the construction of new houses in the village were considered in terms of the impact on local education.
- 5.32 A full consultation was carried out with the Education Service at the time when the application near the Madryn public house was considered, namely the first application from the three designations, and at the time, the decision was made that the three designated sites needed to be considered based on the numbers in the entire units. This meant that 55 living units were relevant for consideration for the three sites. Therefore, any educational contribution would be based on the proportion of houses designated for the individual sites as part of the figure for Chwilog in its entirety, i.e. 55 units. Using the information at the time, the contribution had to be considered in this manner as the exact numbers were not entirely known as no applications had been submitted for the three sites and as some outline applications have not noted exact numbers.
- 5.33 For consistency, the need to follow the relevant figures as assessed at the time, and as the applications were submitted, was considered. When considering the figure for the Cae Capel/Brynhyfryd site, this figure was added within the 106-agreement completed for application C14/0113/41/AM. It was impossible to anticipate which site would be developed first and that it would not be reasonable for the first developer to pay a higher contribution. Therefore, the decision was made, for fairness, that all contributions would be divided equally so that the three designated site would face the same costs, and to this end, a contribution of £8,914 is needed for this application.
- 5.34 Having assessed the proposal in full in line with all relevant requirements as well as the observations of the education department, it is believed in this case that there is sufficient capacity within local schools, but as explained above, due to the situation as a whole in terms of the other designations, it is believed reasonable to secure a financial contribution in this case. The proposal is considered acceptable and in accordance with the relevant requirements of ISA 1 as well as the relevant guidelines noted within Supplementary Planning Guidance: Planning Obligations. Planning Obligations.

Infrastructure matters

- 5.35 It can be seen from Welsh Water's response that there is confirmation regarding existing services such as sewage and water treatment systems which can cope with this increase in houses within the village.
- 5.36 In line with Welsh Water's recommendation, it is believed that it would be reasonable to ensure that the company's assets are protected and thus, ensure compliance with the relevant requirements of policies PS 2 and ISA 1. It is also noted here that an application for a licence for the SuDS system would need to be submitted to ensure that this is also in line with the relevant requirements.

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.37 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 plan for surface water from the site, unless a separate application has been made to the approval body, i.e. the Cyngor Gwynedd Land Drainage Unit. Sufficient information has been submitted as part of the application therefore it is considered that the proposal is acceptable and complies with the requirements of TAN 15.

Response to the public consultation

- 5.38 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. The recommendation is made based on a full assessment of all relevant planning considerations, including all the observations received during the public consultation, and nobody was wronged in any way when considering this application.

6. Conclusions:

- 6.1 This is a proposal for affordable housing drawn up to meet the needs of the local housing market and located on a site which, except for one relatively small section, is designated for housing within the development boundary of the village and which has been approved in the past for similar residential developments. As a result, it is believed that the plan is acceptable on the grounds of principle and that it complies with relevant local and national planning policies as noted 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 play equipment on open land, as well as the following conditions:

1. Time
2. Development to comply with the approved plans
3. Must submit and agree on a programme for providing affordable housing
4. Must agree on external materials including the roofing slates
5. Removal of Permitted Development Rights
6. Welsh Water condition/Drainage
7. Highways Conditions
8. Biodiversity/NRW conditions
9. Building Control Plan
10. A Welsh name for the housing estate and individual houses.
11. Restrict the use to C3 use class only
12. Landscaping to be completed

Note: Bat Licence