

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 8**

**Application Number: C25/0204/41/LL**

**Date Registered: 19/03/25**

**Application Type: Full**

**Community: Llanystumdwy**

**Ward: Llanystumdwy**

**Proposal: To construct five affordable homes, including work to form internal access road, hard and soft landscaping and associated drainage provisions on land near Maes Llwyd, Llanystumdwy.**

**Location: Land near Maes Llwyd, Llanystumdwy, LL52 0SQ**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

<b>PLANNING COMMITTEE</b>	<b>DATE: 14/07/2025</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

## **1. Description:**

- 1.1 This is a full application for the erection of five houses, creation of a new vehicular access, parking provision and associated work on land near Maes Llwyd, Llanystumdwy. The proposed houses would be detached and comprise of one two-bedroom dormer, three three-bedroom dormers and one three-bedroom dormer with a garage that can be adapted to a four-bedroom dwelling. The houses would have slate roofs and a mix of light render and stone and timber cladding finishes. It is proposed to extend the Maes Llwyd estate service road to gain access to the site with the estate road running to the front of the proposed dwellings.
- 1.2 The site is located to the south of existing allotments, that would be retained, and the gardens would back on to the A497 Class 1 Llanystumdwy bypass. The application site is located outside, but abutting, the Llanystumdwy development boundary, and adjacent to an estate of bungalows known as Maes Llwyd, to the east of the site. The 'Cyrion' dwelling lies to the north-west of the site. The nearest of the proposed dwellings would be approximately 20m to the south of the Grade II listed building of Tafarn y Plu, approximately 25m to the south of the Grade II listed building of Y Tabernacl and approximately 15m from the Llanystumdwy Conservation Area. The site has no landscape designations assigned to it.
- 1.3 The application is submitted to the Planning Committee as it is an application for five or more houses.
- 1.4 A Planning Support Statement, Housing Needs Survey, Language Impact Assessment, Preliminary Ecological Report, Tree Report, Reptile Survey, Geotechnical Ground Permeability and Contamination Investigation Report, Drainage Strategy, Landscaping Plans, Drawings of the access and the access road were submitted with the application, along with a Red Book Valuation.

## **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 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

PCYFF 5: Carbon Management  
 PCYFF 6: Water conservation  
 PS 17: Settlement strategy  
 TAI 4: Housing in Local, Rural and Coastal Villages  
 TAI 15: Affordable Housing Threshold and Distribution  
 TAI 16: Exception sites  
 PS 18: Affordable housing  
 PS 19: Conserve and where appropriate enhance the natural environment  
 AMG 5: Local biodiversity conservation  
 PS 20: Preserving and where appropriate enhancing heritage assets  
 Supplementary Planning Guidance: Affordable Housing (April 2019)  
 Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (July 2019)  
 Supplementary Planning Guidance: Housing Developments and Educational Provision (November 2009).

#### 2.4 **National Policies:**

Planning Policy Wales (Edition 12, February 2024)  
 Future Wales: The National Plan 2040  
 Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)  
 Technical Advice Notes (TAN) 6: Planning for Sustainable Rural Communities. Planning for sustainable rural communities (2010)  
 Technical Advice Note (TAN) 12: Design  
 Technical Advice Note (TAN) 18: Transport (2007)  
 Technical Advice Notes (TAN) 20: Planning and the Welsh Language (2017)

#### 3. **Relevant Planning History:**

C20/0824/41/LL - Application for change of use of agricultural land to allotments and community garden - approved with conditions 24-12-2020

#### 4. **Consultations:**

Llanystumdwy                      Support.  
Community Council

Highways Unit:                      No response

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Housing  
Strategic Unit:

1.	<p><b>Gwybodaeth am angen:</b></p> <p>Gwelir isod am ddata angen diwygiedig yr ardal:</p> <p>Nifer o ymgeiswyr ar Gofrestr Tai Cyffredin am eiddo cymdeithasol: 68</p> <table><tr><th>Nifer stafell wely</th><th>Angen fel %</th></tr><tr><td>1 gwely / bed</td><td>26%</td></tr><tr><td>2 gwely / bed</td><td>41%</td></tr><tr><td>3 gwely / bed</td><td>22%</td></tr><tr><td>4 gwely / bed</td><td>9%</td></tr><tr><td>5 gwely / bed</td><td>2%</td></tr></table> <p>Nifer o ymgeiswyr ar Gofrestr Tai Teg am eiddo canolraddol: 19</p> <table><tr><th>Nifer stafell gwely</th><th>Angen fel %</th><th>rhent</th><th>prynu</th></tr><tr><td>1 gwely / bed</td><td>0%</td><td>0%</td><td>0%</td></tr><tr><td>2 gwely / bed</td><td>53%</td><td>16%</td><td>37%</td></tr><tr><td>3 gwely / bed</td><td>37%</td><td>0%</td><td>37%</td></tr><tr><td>4+ gwely / bed</td><td>11%</td><td>5%</td><td>5%</td></tr></table>	Nifer stafell wely	Angen fel %	1 gwely / bed	26%	2 gwely / bed	41%	3 gwely / bed	22%	4 gwely / bed	9%	5 gwely / bed	2%	Nifer stafell gwely	Angen fel %	rhent	prynu	1 gwely / bed	0%	0%	0%	2 gwely / bed	53%	16%	37%	3 gwely / bed	37%	0%	37%	4+ gwely / bed	11%	5%	5%	<p><b>Ffynhonnell y data:</b></p> <p>Tai Teg</p> <p>Cofrestr Tai Cyffredin Cyngor Gwynedd</p>
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2.	<p><b>Addasrwydd y Cynllun:</b></p> <p>Ar sail y wybodaeth uchod ymddengys bod y Cynllun yn :-</p> <p><b>Cyfarch</b></p> <p>angen yn yr ardal</p>																																	
3.	<p>Mae'r cynlluniau hyn yn cyfrannu yn uniongyrchol at nod Cynllun Gweithredu Tai Cyngor Gwynedd i ddarparu mwy o dai i gwrdd â'r galw uchel presennol sydd yn bodoli yn y sir.</p>																																	

Biodiversity Unit:

I am pleased to see that the notation on the proposed plans state that boundaries between gardens will be permeable to hedgehogs. The plans also include suitable notation concerning lighting and bats. Allotments are a good habitat for biodiversity especially arable weeds, reptiles and invertebrates.

The applicant has provided the following ecological reports & surveys:

- Land at Maes Lwyd, Llanystumdwy Proposed Housing Development Preliminary Ecological Assessment Report 23rd November 2023 (Cambrian Ecology)
- Land at Maes Lwyd, Llanystumdwy Proposed Housing Development Preliminary Ecological Assessment & Reptile Survey Report 21st October 2024 (Cambrian Ecology)
- BS: 5837/2012. Tree Impact Assessment for Housing estate, land at Maes Lwyd, Llanystumdwy. L O'Connor 23/09/2024

I can confirm that the ecology and tree reports have been produced to a good standard and surveys have been undertaken appropriately.

I am pleased to see that a reptile survey was undertaken and no reptiles were recorded and the report concludes that the site does not contain a significant reptile population, however recommends that

The survey found the INNS - Montbretia (*Crocsmia x crocosmiiflora*).

I recommend after amended plans are provided the following conditions:

1. The eradication of Montbretia (*Crocsmia x crocosmiiflora*) before construction commences.
2. Before any vegetation clearance including shrubs and brambles that an ecologist is present to oversee works and a report of this is provided to the LPA.

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

3. The recommendations in the ecology reports (Cambrian Ecology) are followed.

Water and Environment  
Unit (Drainage):

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than one house or where the construction area with drainage obligations is 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

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

Due to the size and nature of the development, it is possible that an application will need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

Welsh Water:

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

Firstly, with respect to the submitted application form and accompanying Proposed Drainage Layout and Strategy, we acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and soakaway respectively.

The proposed development site is located in the catchment of a public sewerage system which drains to Llanystumdwy Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. Please note that the applicant has not obtained approval under Section 104 of the Water Industry Act 1991 for the formal adoption of drainage. The drainage proposal will be subject to Welsh Minister design and Sewers for Adoption (7th Edition) standards. It is a mandatory requirement for the applicant to obtain Section 104 approval for the laying of adoptable drainage. Should the proposal alter as a result of the Section 104 process, the applicant will be responsible for notifying the Local Planning Authority.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

#### ASSET PROTECTION

In addition, this site is crossed by a public sewer with the approximate

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

On the strict understanding that buildings, structures, trees or SuDS features are proposed within the protection zone of the public sewer measured 3 metres either side of the centreline we offer no objection in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site. The proposed development is also crossed by a distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@Dŵrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets.

Language Unit:	Sufficient evidence has been received to support the conclusion. General beneficial impact.
Fire Service:	The Fire Authority has no observations regarding the access for Fire vehicles and water supply.

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Education  
Department:

		Niferoedd (Medi 2024)									Rhagamcanion Niferoedd <u>D-BL6</u> (Cyfrifiad Medi 2024)		
Enw Ysgol	Capasiti D-BL6	M	D	1	2	3	4	5	6	Cyfanswm D-BL6	Medi 2025	Medi 2026	Medi 2027
Llanystumdwy	47 (6 M)	2	1	4	5	4	5	1	3	23	23 (+1M)	23 (+3M)	21 (+2M)

		Niferoedd (Medi 2024)								Rhagamcanion Niferoedd (Cyfrifiad Medi 2024)		
Enw Ysgol	Capasiti	7	8	9	10	11	12	13	Cyfanswm	Medi 2025	Medi 2026	Medi 2027
Eifionydd	704	74	89	62	82	69	0	0	376	375	357	367

Public  
Protection  
Unit:

Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend the following conditions/information:

#### Construction Noise

During clearance/demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays

A Construction Management Plan shall be submitted to provide information to mitigate the effects of construction, to include noise, vibration and dust mitigation/suppression measures, the storage of plant and materials, and the location of the site compound.

An acoustic fence shall be constructed around the site which are facing residential properties.

#### Noise assessment/Air Source Heat Pumps (ASHP)

A noise assessment and noise mitigation scheme shall be submitted, giving information on protecting the proposed dwellings / gardens / external amenity areas from noise from external noise sources. It will be expected that developments achieve the “good” noise criteria as described by BS8233:2014 unless there are exceptional circumstances why this standard cannot be achieved.

To safeguard the amenity and living conditions of neighbouring occupiers from noise pollution which may result from the development the sound rating level (established in accordance with BS 4142:2014+A1:2019) of any plant, machinery and equipment installed or operated in connection with the development shall be designed so that it achieves a rating level at least 5dB below existing background levels, when measured in accordance with BS 4142:2014+A1:2019. Air Source Heat Pumps will be required to be included as part of the noise assessment.

Details of Air Source Heat Pumps will be required confirming exact locations and manufacturer's product specification, including predicted noise levels for the proposed equipment shall be submitted. The rating level of any noise generated by this equipment shall be at least 5 dB below the background level as determined by BS 2 4142:2014+A1:2019. If this is not achieved, details of noise mitigation measures to meet this standard will also be provided.

If the developer is unsure of the type to be specified, it is possible to specify restrictions on the size of the individual ASHPs and/or a minimum separation distance from other dwellings within the development. This would be led by the noise assessment.



PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Trees: No objection.

Public Consultation: A notice was posted near the site and the nearest households were informed. Two correspondences were received objecting on the grounds of:

- Construction work will have an impact on the elderly residents of Maes Llwyd
- Doubt that the estate road can accommodate the construction vehicles
- Worried what would happen if local people do not want the new houses and if they were to go to the open market, and the impact this would have on the language. Believe that a section 106 clause is required on the property
- Question if the need for affordable housing for local people has been proven
- Concern the affordable housing plans will fail and lead to the need to change to social rented housing.
- No need for this development until the houses to the east of Maes Llwyd are occupied
- Feels to the public that this project is only a political act to justify the election manifesto pledge to construct housing.

#### 4. Assessment of the material planning considerations:

##### The principle of the development

- 5.1 Llanystumdwy has been identified as a Local Village under policy TAI 4 of the JLDP. From the plans and information submitted with the application, it appears that this site is located outside but directly near the Llanystumdwy development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan. Policy PCYFF 1 ('Development Boundaries') states that proposals will be refused outside development boundaries unless they are in line with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.
- 5.2 Policy TAI 16 ('Exception Sites') enables housing developments on sites that are outside, but abut the development boundary, however it must be ensured that the proposal complies effectively with the Policy requirement. The proposal is for 100% intermediate affordable housing in the form of part-ownership. A housing needs survey has been submitted with the application that states there is need for this type of housing in the Llanystumdwy area on the grounds that those who need the affordable housing are being priced out of the market. A development for new housing the other side of Maes Llwyd estate provides four open market units and two affordable social units, a provision which is different to the one proposed here. Additionally, the Strategic Housing Unit has confirmed that this proposal addresses the need for intermediate affordable units locally. Note that the definition of local in this case means people who need affordable housing and who have a 5-year connection to the Local Village of Llanystumdwy or its rural hinterland. Paragraph 8.1.3 of the Affordable Housing SPG provides a definition of the 'surrounding rural area / rural hinterland', 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.

It is therefore considered that the local need has been proven for affordable housing, and any permission would be subject to a planning condition to secure the affordable provision.



PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.3 In accordance with the remaining requirements of this policy, it will be necessary initially to establish whether the site is suitable for a residential development of this type and scale. It is important to establish to this end that the site forms a logical extension to the settlement. It is also noted that proposals on such a site must be for a small-scale development, which is proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site. In the case of this application, it is considered that the site is suitable for such a residential development as it offers an extension to an existing housing estate and would comply with the current use of the land next to it, and due to the small nature of the development of five houses. Consequently, it is considered that the application complies with the requirements of policy TAI 16 exception sites along with policy TAI 15 and the SPG for providing affordable homes.
- 5.4 Criterion (3) of policy PCYFF 2 states that the most efficient use of land must be made, including achieving densities of a minimum of 30 housing units per hectare. The density of the proposed development (approximately 20 units per hectare) is significantly lower than the expectation. In terms of this, it is noted that the applicant in section 5.29 of the Planning Statement submitted with the application, has note that 'it is considered that the character and density of the development is generally consistent with direct characteristics within the settlement of Llanystumdwy. Bearing this in mind, the type of proposed housing points to a density that is consistent with a density that is considered acceptable as noted by local and national policies whilst also making the best use of available housing land as advocated by Planning Policy Wales". This is acknowledged and considered to be sufficient justification for the density being proposed and therefore complies with the requirements of the policy.
- 5.5 The Planning Policy Unit has confirmed that the Indicative Supply Level of housing for Llanystumdwy over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 10 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.). In the period from 2011 to 2024, a total of 1 unit was completed in Llanystumdwy. The windfall land bank, i.e., sites with extant planning permission on sites not allocated for housing, in April 2024, was 7 units.
- 5.6 This means there is no capacity within the indicative supply for Llanystumdwy for a development on this scale. The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine whether the Plan is delivering the housing requirement. The annual monitoring would also enable the Councils to determine what type of sites would be providing houses i.e. designations or windfall sites. The focus will be on the completed units rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved in accordance with Indicator D25. This indicator looks at housing permissions. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. As the Joint Planning Policy Service came to an end in March 2023 we now only have the 2024 housing survey figures for the Gwynedd Local Planning Area. In light of this, the following figures focus on the situation in the Gwynedd Local Planning Area for the Villages, Clusters and Open Countryside tier in April 2024 (latest figures available): 719 out of a total 984 units have been completed, and 269 are in the land bank (and are likely to be completed). As the settlement will see its expected growth level on the grounds of this proposal together with the units already completed during the Plan's lifetime and what is in the current land bank, justification will be required with the application. The proposal is to provide intermediate affordable housing to close the gap that has been identified for this type of provision within the plan area. A housing needs survey was submitted with the application that states there is need for this type of housing in the Llanystumdwy area on the grounds that those who need the affordable housing are being priced out of the market. There is a development for new housing the other side of Maes Llwyd estate provides four open market units and two affordable social units. Additionally, the Strategic Housing Unit has confirmed that

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

this proposal addresses the need for intermediate affordable units locally. It is therefore considered that there is justification for this proposal.

- 5.7 Policy TAI 8 seeks to encourage an appropriate mix of housing within new residential developments. Due to the size of the plot and the number of houses proposed, the variety that can be provided is restricted to an extent. In the Planning Statement of the application, it is noted that there is a mix of:

1x two-bedroom dwelling;  
3x three-bedroom dwellings, and;  
1x three-bedroom dwelling (with a garage)

- 5.8 The planning statement explains that the units will be developed by Tŷ Gwynedd and will then be sold based on an equity model which enables the buyer to purchase the property for an affordable price. The Strategic Housing Unit was consulted, and it noted there are 68 people on the common housing register for social housing in the area, and there are 19 applicants on the Tai Teg register for intermediate housing. The highest demand is for two-bedroom houses and three-bedroom houses are the second most popular. The unit stated that the proposed plan appeared to address the need in the area and noted that these plans make a direct contribution to the aim of Cyngor Gwynedd's Housing Action Plan to provide more housing to meet the existing high demand that exists in the county. It is considered that fair logic and evidence has been submitted for the proposed mix and that the density is inclusive and matches the residential character of the area. Note that the valuation was carried out by a Chartered Surveyor by using the RICS Red Book methodology. It must be accepted that the basis to the valuation is acceptable. An open market price of £285,000 is given for the two-bedroom house, £320,000 for the three-bedroom houses and £330,000 for the three-bedroom house with a garage.
- 5.9 From 20 October 2022, the Town and Country Planning (Use Classes) Order 1987 (the UCO) has been amended in order to create new use classes for 'Dwellings, used as sole or main residences' (Class C3), 'Dwellings not used as sole or main residences' (Class C5) and 'Short-term Lets' (Class C6). Related changes have also been made to the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) which allows for the unrestricted change between the new classes of use (C3, C5 and C6).
- 5.10 On 1 September 2024, an Article 4 Direction came into force for the Gwynedd Planning Authority area. The Article 4 Direction has revoked some of the permitted development rights between the above use classes. Even though the Article 4 Direction ensures control over the proposed use, consideration should be given to the appropriateness of imposing a planning condition, though the permitted development rights are also removed. It is noted that imposing such a condition is appropriate as this proposal has been assessed against the expected growth level for Llanystumdwy to prepare C3 residential units to meet the needs of the local community in accordance with Policy TAI 8.
- 5.11 Therefore, the proposal as submitted seems to respond to local demand for the type of houses needed. In doing so, it is considered that the proposal is acceptable in terms of compliance with the requirements of Policy TAI 8. Therefore, developing houses on the site is acceptable in principle, but it is required for the proposal to comply with other relevant policies as well.

### **Visual amenities**

- 5.12 As referred to above, the site is located adjacent to an estate of bungalows. The proposed houses would be finished with white render, stone and timber cladding and a slate roof. Considering the layout, design, scale, materials and appearance of the proposed houses, they would not create incongruous structures in the streetscape or have a detrimental impact on the visual amenities of

<b>PLANNING COMMITTEE</b>	<b>DATE: 14/07/2025</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

the area. It is believed that the proposal complies with the requirements of Policy PCYFF 3 of the LDP.

- 5.13 The site is within 25m of two grade II registered buildings and the Llanystumdwy Conservation Area. The houses are surrounded by stone houses and as the appearance of the proposed houses would include elements of stonework and its main link with the Maes Llwyd estate which are pebble-dashed, it is not considered likely that the proposed development would have a significant detrimental impact on the listed buildings or on the Llanystumdwy Conservation Area, and it is therefore believed that the development is in line with policies AT1 and PS 20 of the LDP.

#### **General and residential amenities**

- 5.14 The proposal involves erecting five houses, as well as associated developments on open land. Therefore, and unavoidably, there will be some impact on the general and residential amenities of the vicinity from having more houses in the area. Due to the site's setting in an empty field, between the A497, public house and various dwellings, the impact of the proposal on residents would be limited to a vast extent due to the nature of the proposed development in light of extending the residential area of Maes Llwyd. It is likely that the development would have some impact on the occupants of Maes Llwyd estate due to the increase in traffic, however, it is not considered that five new dwellings would have a significant detrimental impact on the amenities of those residents. The properties of Cyrion, Hen Erddi, Gerddi Singrig and Capel Bach are located to the north and west of the site, but it is not considered that their amenities will be affected to a significant degree due to the distance between them and the proposed development. As these will be dormer houses, it is not considered that the development would be intrusive for the bungalows to the east either as there would be no significant difference in their height. As a result of the above, it is not considered that the proposal would have a substantial detrimental impact on the amenities of the local neighbourhood, and it is considered that the proposal is acceptable in relation to criterion 7 of Policy PCYFF 2 of the LDP.

#### **Transport and access matters**

- 5.15 The intention is to extend the unclassified road of Maes Llwyd to the west to provide an access from the existing estate and an estate road that would run along the houses that are subject to this application. There is already an access off the class 3 road through Llanystumdwy. Objections were received from the public on grounds of the suitability of the road through the Maes Llwyd estate for traffic during the construction work. It is intended to impose a condition to limit the construction working hours and agree on a construction management plan for the proposed development and it is likely to reduce the impacts on the residents of Maes Llwyd.
- 5.16 Two parking spaces would be available within the curtilage of every house, with a garage provided for one house. The number of parking spaces is suitable to the size of the houses.
- 5.17 To date, no response has been received from the highways unit. However, as the proposal provides parking spaces and access will be gained through an existing estate road and it would also be possible to secure traffic management measures during the construction work; it is not considered that the proposal is likely to have a detrimental impact on road safety and it therefore complies with the requirements of policies TRA 2 and 4 of the LDP.

#### **Biodiversity Matters**

- 5.18 A landscaping plan was submitted with the application which identified biodiversity enhancements. A Reptile Survey was submitted noting there was no evidence of reptiles being present on the site and a Preliminary Ecological Report. It is believed that the tree report and preliminary ecological report was produced to a good standard. They also note that they were pleased to see that the boundaries between the property would be permeable for hedgehogs and that the plans demonstrate suitable elements regarding lighting and bats. It is noted that the

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Biodiversity Unit is of the opinion that no fencing should be erected through the hedge on the southern boundary of the dwelling's gardens, and confirmation has been received that no fencing will be erected in this location. The Biodiversity Unit suggested that a fence should be installed within the gardens of the houses between the dwellings and the hedge in order to protect it, but this is not considered reasonable as it would reduce the size of the proposed dwellings. An adequate green infrastructure statement was submitted which proposed an improvement of two bat tubes and two bird nesting boxes on every new dwelling along with the planting of indigenous plants. Due to the above along with appropriate conditions it is considered that the application complies with the requirements of policy AMG 5 of the LDP along with chapter 6 of PPW in relation to a step-wise approach.

### **Linguistic matters**

- 5.19 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 development is defined in Diagram 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' as five or more units in a Local Village such as Llanystumdwy. A Welsh Language Impact Assessment was submitted to support the proposal, and the Language Unit has confirmed that sufficient evidence has come to hand to support the conclusion that the development would likely have a generally beneficial impact on the area, and it is considered that the application complies with the requirements of PS 1 of the LDP along with the SPG.

### **Educational Matters**

- 5.20 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. Given the information in the SPG 'Educational Development' (that remains relevant) and Policy ISA 1 (Infrastructure Provision), two primary aged pupils would derive from this proposal. The information that has been provided by the Education Department confirms there is sufficient space in Ysgol Gynradd Llanystumdwy and Ysgol Eifionydd for this proposal. Therefore, it is considered that the proposal complies with the requirements of Policy ISA 1 and the SPG.

## **6. Conclusions:**

- 6.1 Having weighed up the proposal against the relevant policies and given full consideration to the responses to the consultation, we conclude that the proposal in essence complies with the requirements of the policies discussed above. No other material Planning matter outweighs these policy considerations.

## **7. Recommendation:**

7.1

### **Conditions**

1. Five years.
2. In accordance with the plans.
3. Slate
4. Removal of permitted development rights
5. Affordable Matters
6. C3 use only
7. Agree on a Development and the Environment Management Plan
8. Welsh name for the housing estate and houses.
9. Biodiversity matters
10. Public Protection Matters

PLANNING COMMITTEE	DATE: 14/07/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Notes  
Suds  
Welsh Water