

<b>PLANNING COMMITTEE</b>	<b>DATE: 28/02/2022</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER</b>	

**Number: 3**

**Application Number: C21/0831/23/LL**

**Date Registered: 27/08/2021**

**Application Type: Full**

**Community: Llanrug**

**Ward: Llanrug**

**Proposal: Residential development of 8 dwellings (including 4 affordable homes)**

**Location: Lleifior, Llanrug, Caernarfon, Gwynedd, LL55 4AN**

**Summary of the Recommendation: TO REFUSE**

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**1. Description:**

- 1.1 Full application for the erection of eight two-storey dwellings (4 semi-detached houses) on a site where an existing smallholding is located. The dwellings would follow the same pattern and include a living room, kitchen/diner, hallway and toilet on the ground floor and three bedrooms and a bathroom on the first floor. The houses would measure approximately 90 square metres (ground and first floor) and the eight dwellings would follow the same pattern. It is intended to adapt one existing access to create an access road within the site with a single access and two parking spaces for each house. Access to the houses would also uphold an agricultural access right to the field at the rear of the site.
- 1.2 The dwellings would be located between the site of the existing house (for demolition) and the adjacent county road in a row running from the east to the west. It is noted that the site is on a slight slope, which also runs from the east to the west.
- 1.3 The proposal involves providing four affordable units on the section of the site that is outside the development boundary (but directly abuts the development boundary) and units within the boundary (4 units) will be open market dwellings. The site has not been designated for a specific use.
- 1.4 The application is submitted to committee as the proposal is for more than 5 dwellings.
- 1.5 A Planning Statement and ecological survey were submitted with the application.

**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 made 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 seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In 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 Gwynedd and Anglesey Joint Local Development Plan 2011-2026 adopted 31 July 2017
- PS 1: The Welsh language and culture
- PS 2: Infrastructure and developer contributions
- ISA 1: Infrastructure Provision
- ISA 4 Safeguarding current open spaces
- ISA 5: Provision of open spaces in new housing developments
- PS 4: Sustainable transport, development and accessibility

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TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Mitigate and adapt to the impacts of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and place-shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water conservation

PS 17: Settlement Strategy

TAI 2: Housing in Local Service Centres

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 15: Threshold of Affordable Housing and their distribution

PS 19: Protect and/or enhance natural environment

AMG 5: Local Biodiversity Conservation

**Supplementary Planning Guidance (SPG):**

SPG: Affordable housing

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Developments and Educational Provision

SPG: Planning Obligations.

**2.4 National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

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Technical Advice Note 18: Transport

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 5: Planning and Nature Conservation

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

3.1 The site has no recent relevant planning history.

### **4. Consultations:**

Community/Town Council: An extraordinary meeting of the community council was arranged to discuss this application. The council resolved to object to the application for the following reasons:

- Concern that the school is already full and would not be able to cope with more pupils.
- Problems with sewerage - the existing system would not be sufficient
- Concern was expressed about safety especially as cars parked opposite the access to Lleifior which means that traffic travelling from the direction of Caernarfon to Llanberis drive out to the middle of the road.
- It was noted that there were issues by Natural Resources Wales
- Concern was expressed regarding bats on the site
- All dwellings are of the same type and have no character that is in keeping with the area
- It was agreed that this was not the location to erect eight dwellings in Llanrug
- The council has already objected an application to erect four dwellings near Glyntwrog
- Llanrug does not need 12 additional dwellings (with an application for four dwellings near Glyntwrog)
- It was noted that the road here is a highway between Caernarfon and Snowdonia and the Fire, Ambulance and Police services will use the road in emergencies and residents living along the road are aware of how often these services travel via Llanrug to the Snowdonia area. Access to the eight dwellings would affect this.
- It was agreed that renovating the house would be best and converting it into a family home

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- It was noted that there was agreement with the objection of the Gwynedd Archaeology Trust.
- Cars already speed along the road.
- It was noted that it is proposed to build affordable houses but what is an 'affordable home' was not elaborated upon - concern was expressed that permitting an affordable house was misused. • It was noted that the development was outside the development boundary.
- The community council held an extraordinary meeting to discuss this application to allow sufficient time for everyone to submit their observations, rather than include it in a monthly meeting of the council. Local people's opinions about this development were received and opinions strongly objected to the application. During the meeting this evening, no council member or member of the public supported the application.

Transportation Unit:

No objection to the proposal. The proposal includes standard rate parking provision, and the estate road would be of standard form including a turning space near the junction, an estate road of fair standard with a pavement in front of the houses and an access of traditional design. Recommend including standard conditions regarding design and to adopt the road if the application is approved.

Natural Resources Wales:

We have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice: Document: Greenman Ecology, Phase One Survey (Extended) and Protected Species Surveys, ref. 548, 16/06/2021

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

#### Protected Species

We note that the bat report submitted in support of the above application (Greenman Ecology, 16/06/2021) has identified that lesser horseshoe bats are present at the application site. From the information submitted, we consider that the proposed development represents a higher risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

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We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. Therefore, we advise that providing the report is included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted, we do not consider that the proposed development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

The proposed compensatory bat roost is not within the red-line boundary, and therefore we advise that a section 106 agreement, or similar mechanism is agreed to secure implementation of the bat roost. We also recommend that a lighting plan is submitted and agreed with the LPA, to avoid any lighting of the compensatory bat roost, and any commuting and foraging lines.

Natural Resources Wales would refer the local authority to the Chief Planning Officer's letter dated 1 March 2018, which advises local planning authorities to attach an informative regarding licence requirements to all consents and notices where European protected species are likely to be present on site.

Other matters

Our comments above only relate specifically to matters included on our check-list,

Advice for the Developer:

Environmental Management:

Any waste from excavation, or demolition or construction waste generated during this development should be disposed of in a satisfactory manner, in accordance with care duty requirements under section 34, Environmental Protection Act 1990. The waste should be transported using registered waste carriers, and to sites with appropriate permits or exceptions. Transfer notes should be kept for every load for at least two years.

The applicants must reduce discolouration to the watercourse from the construction work. Silty water should be treated, either through the use of settlement lagoons, or tanks, or discharged across a grassed area. For work in river channels the use of coffer dams is recommended, to keep river water out of the working area. River crossings must be kept free from mud or dust deposits. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. Natural Resources Wales should be

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notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water" <<http://www.naturalresourceswales.gov.uk>>

Welsh Water:

As part of this application, we acknowledge receipt of a drainage plan (Drawing No. AO/SP/01) which indicates proposals to discharge foul and surface water flows to the public sewer and soakaway system respectively which we consider acceptable in principle

Usual observations regarding connection to the public sewer:

*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'. It is therefore recommended that the developer engage in consultation with Gwynedd County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dŵr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.*

Biodiversity Unit:

The applicant has provided an Extended Phase 1 and Protected Species Survey report by Green Man Ecology. I can confirm that the report and survey has been done to a good quality.

I agree with the mitigation measures and the measures to enhance biodiversity noted in the report (sections 7, 8 and 9 of the report).

The applicant will need to follow the advice in section 7, sub-points 7.1.1 - 7.1.5 of the report.

Habitats:

The applicant will need to provide a biodiversity enhancement plan following the guidelines of sub-point 8.1 in the report.

The applicant will need to provide a habitat management plan following the guidelines of sub-point 8.2 in the report.

Bats:

The applicant will need to follow the Order of Works noted in table 3 of the report.

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The applicant will need to work within the time framework noted in sub-point 9.2 of the report.

The applicant will need to follow the Reasonable Avoidance Measures noted in table 4 of the report.

The applicant will need to create a new bat roost following the guidelines noted in sub-point 9.4 and table 5 of the report - it is essentially important that this is followed thoroughly.

The applicant will need to provide a lighting plan following the guidelines of sub-point 9.5 in the report.

There is a need to provide a Construction Environmental Management Plan.

Water and Environment Unit:

**INFORMATION:** An open ditch runs along the bottom of the development site and it appears that the developer intends to install a culvert in order to create a new access into the site. An Ordinary Watercourse Consent will be required for any work that could affect the flow of this ditch, and as part of the application the developer will need to show that each culvert has been sufficiently quantified in order to reduce future flood risk. FCRMU@gwynedd.llyw.cymru should be contacted for further advice.

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 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 Gwynedd Council 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.

Gwynedd Archaeological  
Planning Service:

I have determined that there is a potential for archaeological impact



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and would like to draw your attention to the comments below.

The proposed development is for the erection of 8 new dwellings on land just off the A4086 on the eastern extent of Llanrug. The site includes a house labelled as *Cae Newydd* on both modern and historic OS mapping, as well as on the earlier Tithe Map. This mapping also suggests earlier phasing of field boundaries, as well as a well to the north.

Llanrug is a focal point on the eastern route out of Caernarfon, and has an abundance of archaeological sites in and around it ranging from prehistory through to Roman and beyond. Within 1km of the site there is a number of scheduled monuments including *Caer Carreg y Fran* (CN058), *Hut Group Near Tan-y-Coed Pont Rhythallt* (CN232), and *Settlement NW of Waen Rhythallt* (CN224) – to name a few. As such, Cadw must be consulted to determine the potential impact on these monuments. These nationally important features are indicative of the potential for archaeological remains in the local landscape, as too is the supposed route of a Roman road running east-west just 200m to the north of the development site.

As such there is a general potential for unknown archaeological remains throughout Llanrug, and in particular on the periphery where earlier settlements are already known. Any newly encountered archaeological remains would enhance the wider understanding of the area, especially regarding Llanrug itself as a settlement, as well as the potential for further peripheral activity relating to prehistoric and Roman use of the landscape. Ensuring any yet undiscovered archaeological material is not unduly destroyed or lost, contributes to the preservation of heritage, and also has the potential to improve our wider understanding. As such, it is considered appropriate that a programme of mitigation be implemented during the development, in the event of planning consent being granted. This mitigation will allow for any archaeological material to be properly and appropriately assessed, recorded and if necessary, removed.

If planning consent is granted. The following condition wording is suggested to secure such mitigation

**A)** No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

**B)** A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local

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Planning Authority within six months of the completion of the archaeological fieldwork.

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Public Consultation:

The application was advertised on the site and neighbouring residents were informed. Correspondence was received objecting to the application on the following grounds:

Surface water problems.

Water draining from the applicant's land to neighbouring properties.

Loss of greenfield site.

The proposal is in addition to an application for four dwellings nearby.

Road concerns.

The public sewer would not be able to cope with more houses.

How it was intended to heat the homes.

There was no capacity at the local school for more families.

What would be the price difference between affordable homes and private homes?

Although there was a local need for housing, it was not considered that constructing more housing was the solution. Plain design for affordable housing.

The houses would be an eyesore.

Difficult access as people parked on the county road.

Need to keep houses within the development boundary.

Permitting the application would lead to more houses outside the development boundary.

The impact on the site's wildlife.

It would be difficult for local people to afford the new houses. No character for the houses.

The surgery would not be able to cope with additional families.

Concern regarding placing more pressure on the school.

Will cast a shadow over neighbouring properties.

Impact on neighbours' privacy.

Construction work causing a disturbance to neighbours.

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site is located on either side of the Llanrug development boundary as defined in the Joint Local Development Plan. The site has not been designated or protected for any specific use in the Local Development Plan. The proposal involves providing four affordable units on the section of the site that is outside the development boundary (but directly abuts the development boundary) and units within the boundary (4 units) will be open market dwellings.
- 5.2 The proposal would involve the demolition of a residential dwelling located in the middle of the site.
- 5.3 Llanrug has been identified as a Local Service Centre in the LDP and, therefore, Policy TAI 2 ('Housing in Local Centres') is relevant for the section of the site that is within the development boundary and TAI 16 ('Exception Sites') for the section of the site that is outside the development boundary.
- 5.4 Policy PCYFF 1 ('Development Boundaries') notes that proposals will be approved within development boundaries in accordance with other policies in the Plan, national planning policies and other material planning considerations. Outside the development boundaries, the policy also notes that proposals will be refused unless they are in accordance with specific policies in the Plan or national planning policies or that the proposals show that its location in the countryside is essential. Policy TAI 16 enables housing developments on sites that are outside, but abut the development boundary but it must be ensured that the proposal complies effectively with Policy requirements.
- 5.5 The indicative supply level of housing for Llanrug over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 61 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011 to 2021, a total of 42 units have been completed in Llanrug (36 on windfall sites and 6 on land designations). The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, in April 2021, was 15 units. One other designation has been granted permission since April 2019 for 9 units (site identified for 10 units in the Joint LDP). In April 2021, all units on the site were currently being developed.
- 5.6 Based on this information, this development would mean that Llanrug would exceed its indicative supply level. As a result, justification would be required with this application outlining how the proposal would address the needs of the local community.
- 5.7 Based on the indicative supply level information within all Local Service Centres, this proposal is acceptable. However, this must be considered alongside the specific situation in Llanrug in terms of what has been built there and the extant permissions. Receiving justification that outlines how the proposal would address the needs of the local community will be crucial in terms of this.
- 5.8 From information received from the applicant, it is clear that he is aware of Llanrug's current housing figures and the need for housing in Gwynedd in general. Pre-application advice was given to the applicant and the need for justification was highlighted. However, no justification or

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detailed evidence was received to justify more houses in the settlement. Therefore, it is considered that the application fails to meet the needs of policy TAI 2 of the LDP and the settlement strategy included in Policy PS 17.

### **The part of the site within the development boundary**

- 5.9 The principle of the part of the site within the development boundary is considered against Policy TAI 2 ('Housing in Local Centres'). The proposal involves the erection of four units on part of the site located within the development boundary and Policy TAI 15 ('Threshold of Affordable Housing and their Distribution') notes that it is expected that at least 10% of the units are affordable i.e. 0.3 units (as a house already exists on the site).
- 5.10 Policy TAI 15 states that where the affordable housing requirement falls below a single dwelling, providing an affordable unit within that development will remain the priority. However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site.
- 5.11 If the fraction of the affordable house is less than 0.5, paragraph 7.2.2 of the Affordable Housing SPG notes that a contribution will need to be made by means of a commutative sum based on that fraction. Based on the information in the SPG and Policy TAI 15, a contribution would be required for 0.3 affordable units. If the applicant is of the opinion that it is not viable to provide this expected affordable element, it would be their responsibility to clearly state on the viability assessment pro-forma the circumstances that justify a lower affordable housing contribution.
- 5.12 While affordable provision is noted on part of the site outside the development boundary (in accordance with Policy TAI 16 - see below), no proposal such as a financial contribution or additional affordable unit is proposed in relation to part of the site that is within the development boundary. Consequently, it is therefore not considered that the proposal as proposed to the Council does not meet Policy TAI 15 of the LDP.

### **The part of the site outside the development boundary**

- 5.13 The proposal involves erecting eight houses on the site with an intention to site four of them outside the development boundary. In accordance with the requirements of Policy TAI 16, it will be necessary initially to establish if the site is suitable for residential development of the type and scale proposed. The site must form 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.
- 5.14 Therefore, it will be necessary to ensure that the site is suitable for a residential development and that the scale is suitable in comparison with the built form of Llanrug. If the Planning Service is not satisfied that the site is suitable in terms of these considerations, then it would not be suitable to consider the other requirements of Policy TAI 16 and the Plan in its entirety e.g. considerations in terms of satisfying the need for affordable housing. It is also realised that the eastern part of the site is located within the development boundary of Llanrug and, as a result, Policy PCYFF 1 would be relevant to that part. It is also noted that the location of the site in its entirety is near other residential housing. However, concern must be stated regarding the proposal to develop the site due to its nature and open location when viewing it from the west. The presence of two-storey housing on the site would begin to close the gap between this part of the village and the main

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settlement to the west. It is felt that sufficient evidence has not been submitted with the application to justify the proposal and, therefore, it is not considered that it would meet the needs of Policy TAI 16.

- 5.15 In terms of meeting 'local need' for affordable housing, the Glossary of the Joint LDP together with the Supplementary Planning Guidance 'Affordable Housing' (April 2019) note that this must be in relation to people who are in need of affordable housing and who have a 5 year connection to the Local Service Centre (i.e. Llanrug) or its rural countryside. This means that they would have to have lived in the relevant area for a period of five years, either directly prior to the submission of the planning application or in the past. Therefore, the definition of who would be able to occupy the properties on this part of the site is very specific.
- 5.16 It is essentially important to establish that there is a relevant need for these units that cannot be met within the Llanrug development boundary as noted in Policy TAI 16 (including any potential provision on a part of this site that is within the development boundary). If the need for these units has not been sufficiently justified, then the proposal, in terms of providing housing outside the boundary would not have justification, contrary to the requirements of the Plan as it would provide new housing in the countryside without suitable justification.
- 5.17 It is not considered that the submitted information justifies the need for affordable units on the site and observations were received from the Strategic Housing Unit stating that plans are expected to include 10% affordable housing (site within the development boundary) and that a housing mix of different sized (bedrooms) houses would meet the need for housing in the area. It appears that there is no reference to a housing association in the application and 53% of people who would wish to live in the area would be priced out of the market in this area. It is not considered therefore that the proposal would meet the needs of Policy TAI 8.
- 5.18 As a result, Policy TAI 16 notes the requirement to demonstrate that affordable housing cannot satisfy the recognised need to be addressed within a reasonable time-scale on a market site within the development boundary which includes a requirement for affordable housing. In this respect, please note the following:
- In April 2021 (at the time of the annual housing survey), it is noted that there is extant planning permission to develop one affordable unit in Llanrug. This forms part of the permission to develop 9 units on designation T44 (Cae'r Eglwys).
  - It is noted that 9 affordable units have been completed in Llanrug since the issue date of the Joint LDP (2011). The Gwynedd Council's Strategic Housing Unit can be contacted to establish what is the supply of affordable housing in Llanrug.
  - Two sites have been specifically designated for houses in Llanrug in the Joint LDP. One of these (Land near Lôn Rhythallt) has been completed and includes two affordable units (which have been calculated in the above figure). The other site (Cae'r Eglwys) was granted permission in June 2019 for 9 units, one of which are affordable (the site referred to above - Site T44). In April 2021, all units on the site were currently being developed.
  - In addition, consideration should be given to the available houses (i.e. that are currently for sale) within the Llanrug development boundary that is of a type and at a price that may satisfy the recognised need in terms of the provision within the boundary.
- 5.19 It must be ensured that the size of the affordable unit is suitable in order to ensure that the house is truly affordable for the first occupiers as well as successive occupiers.

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The SPG requires a three bedroom house to be approximately --90m2 and the proposed houses measure 90m2. Therefore, it is considered that the proposal meets the guidelines in terms of size.

- 5.20 Paragraph 4.2.29 of Edition 11 of Planning Policy Wales notes that "*All affordable housing, including those provided through planning obligations and planning conditions, must meet the Welsh Government's development quality standards...*". In this respect, the proposal should comply with the requirements specified in the Welsh Government's document, Welsh Development Quality Requirements 2021: Creating Beautiful Homes and Places (July 2021). No evidence was submitted with the application to show that the houses would meet these guidelines; however, from information submitted, it appears that the houses would be affordable in terms of size and value and that the units would provide an acceptable living standard that would be very similar to Welsh development quality requirements.

### **Housing Mix**

- 5.21 Policy TAI 8 states that each development is expected to achieve an appropriate mix based on the tenure, type and size of housing to contribute to the variety of housing. It appears that all units proposed are of the same type (three bedroom semi-detached houses) and no evidence was received to show that the proposed mix meets the need. Observations were received from the Strategic Housing Unit stating that a housing mix of different sized (bedrooms) houses would meet the need for housing in the area. The exact tenure of the proposed affordable units is unclear. Therefore, it is not considered that the application complies with the requirements of policy TAI 8.

### **Open amenity spaces**

- 5.22 Policy ISA 5 ('Housing and Open Space Developments') seeks to ensure the provision of open spaces within new housing developments of 10 or more units where the existing open spaces cannot meet the needs of the proposed housing development.
- 5.23 As this proposal is below the threshold noted in the policy, it is irrelevant to consider this aspect unless it is believed that the land is underused and that there is a real opportunity to provide over 10 units on the site (depending on the need).

### **Educational provision**

- 5.24 Information in the SPG Planning Obligations notes that three additional primary age pupils would derive from this proposal (this is relevant if the proposal involves an increase of 8 or 7 units). The capacity of Ysgol Llanrug (which serves the catchment area where this application is located) is 307 and in 2020/21 (2021/22 information not yet available), 227 pupils attended the school. The information shows that there is sufficient capacity within the local school and, therefore, there is no justification to request an educational contribution.

### **Language Matters**

- 5.25 While the site in its entirety is considered as a large scale site in accordance with the definition in the adopted SPG 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) i.e. 5 units or more, it is not believed that the section within the boundary is an unexpected windfall site (as noted in criterion 2, Policy PS 1) as this site was considered as part of the Urban Capacity Assessment work that formed part of the work of preparing the Joint LDP. As 4 units are on the 'unexpected' section, i.e. outside the boundary, it is not believed that preparing a Welsh Language Impact Assessment is relevant in this case.

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- 5.26 Nevertheless, in accordance with criterion 1(b) of Policy PS1 'The Welsh Language and Culture', as the proposal would mean that Llanrug would exceed its indicative supply figure set for the settlement in the Joint LDP, in accordance with the requirements of Strategic Policy PS1, a Welsh Language Statement must be submitted for this proposal. Appendix 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' outlines the methodology for preparing a Welsh Language Statement. It is noted that the applicant submitted a language statement with the application and the observations of the Language unit are awaited. However, as there is no evidence and justification for the development and as it is unclear whether the development would meet local need, the LPA is not convinced that there would be a detrimental impact on the Welsh language.

### **Visual amenities**

- 5.27 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.28 It is noted that the development boundary of the village of Llanrug is set in two parts; the proposed site is located near a small cluster of houses surrounded by the development boundary and the main settlement is over 100 metres to the west. Both boundaries are separated by fields. The proposal involves constructing eight two-storey houses on a site near the cluster of houses and where one house is currently located. The field is otherwise empty and contributes towards a sense of open area between the existing houses near the site and the main settlement body of the village to the west and, to this end, it is considered that the proposal would take away from the character and the appearance of the area.
- 5.29 Concerns were also noted regarding the design and location of the proposed houses. A development needs to be planned carefully in order to ensure that valuable features are protected and enhanced. A good design assists to provide a sense of place, creates or reinforces local distinctiveness, promotes social cohesion and social well-being. The setting and design of the new development must show a thorough understanding of the site itself and its broader background. This would mean that the layout of the site needs careful consideration. A new development should integrate into its surrounding and seek to improve the general character of the local area. It is felt that erecting houses as proposed on the site would not meet the environment requirements of the above policy. In the above circumstances, the proposal does not comply with policies PCYFF 2 and 3 within the LDP.

### **General and residential amenities**

- 5.30 The application was advertised on the site and neighbouring residents were informed. Correspondence was received objecting to the application for the above reasons and individual concerns are discussed in the body of the report.



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5.31 The proposal involves constructing eight two-storey houses (4 semi-detached houses) on a field where an empty house is currently located. The site is on a slight slope which runs from the east to the west. The proposed houses are located to the south from the centre of the site and in a row that follows the orientation and slope of the land. The site faces a number of houses adjacent to the county road to the north and a single-storey cottage to the north-east. It is not considered that the proposal would have a substantial negative impact on houses adjacent to the county road due to the distance between the proposed houses and those existing houses. However, there is some concern regarding the single-storey cottage to the north-east. It is likely that the location of the two-storey development would look down on the rear elevation and garden of the cottage and, as a result, it would impact its amenities and privacy, and although it would be possible to enforce the erection of a fence along the boundary, which would reduce overlooking concerns on the ground floor, it would not sufficiently solve overlooking problems. It is also likely that the proposed houses would cast some shadow over the adjacent cottage, creating an oppressive feature due to its location. In those circumstances, it is felt that the proposal does not comply with the requirements of policy PCYFF 2 of the LDP.

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

5.32 The proposal involves the development of eight houses in a field that is served by an existing access. The plans show that it is proposed to create improvements to the access as well as create a new estate road within the site boundaries with two parking spaces for each house. It is noted that correspondence was received from local residents stating concern regarding the impact of the proposal on road safety. It appears that concerns mainly derive from the speed of traffic along the adjacent county road as well as vehicles parking on the county road. The concerns of residents are acknowledged but observations were received from the Transportation Unit stating that there is no objection to the application and that it recommends standard conditions. In those circumstances, it is not considered that the proposal is contrary to policies TRA 2 and 4 of the LDP.

#### **Biodiversity Matters**

5.33 The site includes two small fields with a two-storey smallholding in the middle. The plans show a proposal to develop the fields in their entirety. A concern was raised locally about this and Natural Resources Wales has submitted observations stating concerns regarding the application as submitted. However, an ecological assessment was submitted as part of the application, and it appears that the contents and recommendations within that document meet and resolve those concerns.

5.34 It is also noted that the Council's Biodiversity Unit is satisfied with the contents of the ecological report and agrees with the mitigation measures and the measures to enhance biodiversity noted in the report (sections 7, 8 and 9 of the report). In those circumstances, it is considered that the proposal meets the objectives of policy AMG 5 within the LDP.

#### **Archaeological Matters**

5.35 Observations were received from the Gwynedd Archaeological Planning Service which stated that there was great potential to discover archaeological remains on the site and, as a result, it recommended that appropriate conditions are imposed on any permission.

### **6. Conclusions:**

6.1 Having considered the above, it is not considered that the proposal is acceptable for support based on the fact that the site is prominent and that the proposal to erect eight houses would likely impact

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the open character of the area, the amenities of nearby residents and it is not considered that the proposal would meet the requirements of the policy on housing mix, or affordable housing.

## **7. Recommendation:**

### **To refuse – reasons**

1. The housing provision in Llanrug is already significantly higher than the provision set by the Joint Local Development Plan, and no evidence or justification was received to show that the proposal would meet the acknowledged local needs for housing. As a result, it is considered that the proposal is contrary to the requirements of policy TAI 2 of the LDP and the settlement strategy included in Policy PS 17.
2. No sufficient reason has been included as part of the application as to why an affordable unit cannot be provided on a section of the site that is inside the boundary and no offer of a financial contribution in its place was received. The application is therefore contrary to the requirements of Policy TAI 15 of the LDP.
3. It is not considered that the application meets the requirements of policy TAI 8 as it proposes eight three-bedroom houses of the same type. No evidence was received to show that the proposed mix meets the local need and the exact tenure of the proposed affordable units is unclear.
4. The proposal involves constructing eight two-storey houses on a site where one house is currently located. The field is otherwise empty and contributes towards a sense of open area between the existing houses near the site and the main settlement body of the village to the west and, to this end, it is considered that the proposal would take away from the character and the appearance of the area. It is not considered that the proposal meets the objectives of policies PCYFF 2 and PCYFF 3 within the Gwynedd and Anglesey Joint Local Development Plan.
5. Considering the scale and location of the proposed dwellings in relation to an adjacent property, it is considered that the development would have a dominant and oppressive impact on that dwelling. Therefore, it is considered that the proposal is contrary to policies PCYFF 2 and PCYFF 3 of the Gwynedd and Anglesey Joint Local Development Plan.