

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 4

Application Number: C20/0870/45/LL

Date Registered: 26/10/2020

Application Type: Full

Community: Pwllheli

Ward: Pwllheli

Proposal: Erection of five dwellings together with access, parking and landscaping

Location: Land near Ysgubor Wen, Pwllheli, LL53 5UB

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

1.1 This application was originally submitted to the Planning committee on 21/06/21 when it was resolved to approve the application, subject to determining an appropriate discount to restrict the value of both affordable dwellings and complete a 106 Agreement to ensure that the two houses are affordable for local need. Lengthy discussions have been held between the officers and the applicant since the committee's decision and as a result to the submission of detailed financial evidence, it has become evident that it would be inviable to include two affordable houses as part of the development.

1.2 The reasoning and the background will be explained in greater detail in the report but briefly this is now an application to construct five houses with one earmarked as an affordable property. It is also seen that there are minor amendments to the contents in relation to the property on plot 3, namely increasing the width of the building by an additional 700mm to have sufficient space inside to provide a home office.

1.3 This is a full application to construct five dwellings as well as modifying an access, creating an estate road and parking spaces together with landscaping. The dwellings would be two-storey with three detached and two semi-detached dwellings. Externally, they will be finished with pitched natural slate roofs with external wall finishes in a combination of render, natural stone and timber. Internally there is some variety in terms of size and layout, for clarity, the details are as follows:

Plot 1 - ground floor: living room, kitchen/dining room, utility room, toilet

first floor - three bedrooms (two en-suite), bathroom

Plot 2 - ground floor: living room, kitchen/dining room, toilet

first floor: three bedrooms (one en-suite), bathroom

Plot 3 - ground floor: living room, kitchen/dining room, toilet

first floor: two bedrooms, bathroom, home office

Plot 4 - ground floor: living room, kitchen/dining room, toilet

first floor: three bedrooms (one en-suite), bathroom

Plot 5 - ground floor: living room, kitchen/dining room, en-suite bedroom, utility room, toilet

first floor: three en-suite bedrooms, snug room, external balcony

See also the intention to erect a separate flat roof building on plot 5 to be used as a vehicle port and storage.

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

The new estate road will lead into the site with pavements on the side and then individual entrances to the 5 plots with parking areas to be created to their front for at least two vehicles for each house. All the plots have gardens with separate septic tanks to be installed within each individual plot. The house on plot 4 will be an affordable unit.

- 1.4 The site is located on the outskirts of the town of Pwllheli in an area known as Denio. Nearby, to the south, there are residential dwellings with one house opposite the north western section of the site. To the north is a public cemetery together with a chapel with scattered residential dwellings to the north east.
- 1.5 An unclassified public highway runs along the western boundary of the site and includes an established hedge. The existing site is open agricultural land with a standard access that has already been created onto the land off the nearby road. It is seen that the land level rises from the north towards the south.
- 1.6 A Habitats Survey, Planning Statement, Valuation Report as well as extensive information regarding the application's drainage arrangements.
- 1.7 Most of the site is located within the town's development boundary with a small section of the site located outside, but directly adjacent to it. The site and the wider area is within the Llŷn and Bardsey Landscape of Outstanding Historic Interest designation.
- 1.8 The plan has been amended, since it was originally submitted, as a result of the observations from the Transportation Unit and the Biodiversity Unit. Clear footpaths were added between the front doors of the dwellings on plots 1-4 and the parking spaces in front in response to the observations of the Transportation Unit. In response to the observations of the Biodiversity Unit, and to recover the condition of the hedges on the site, the plan was amended to show the intention to plant more native trees in the gaps that currently exist, as well as installing bat boxes on the gable-ends of the five new dwellings.

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 (Wales) Act 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.

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, 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 5: Sustainable development

PS 6: Alleviating and Adapting to the Effects of Climate Change

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 15: Affordable housing threshold and distribution

TAI 16: Exception Sites

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

AT 4: Protection of non-designated archaeological sites and their setting

PS 20: Preserving and where appropriate enhancing heritage assets

ISA 1: Infrastructure provision

Also relevant in this case is:

Supplementary Planning Guidance (SPG):

SPG: Affordable Housing

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

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 Application C18/0389/45/AM – construction of three dwellings with one as an affordable dwelling - approved 12/04/19

Application C06D/0214/45/AM – construction of dwelling house with associated granny flat - refused 06/06/06

4. **Consultations:**

Community/Town Council: No objection

Transportation Unit: Initial concern regarding parking arrangements for plots 1-4. Having received additional details and amendments, it is accepted that the arrangements are now acceptable.

Natural Resources Wales: Significant concerns noted regarding the application in terms of drainage/sewerage matters stating the need to connect to the public sewer system rather than including private systems. Observations were also noted about ecological matters. Information was received in due course and it was confirmed that the applicant had sufficiently shown that a connection to the public sewer would entail unreasonable costs compared to the installation of five private waste

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

treatment facilities, therefore, there is no objection to the application on the grounds of foul drainage. It is suggested that conditions are imposed regarding drainage and ecology matters.

Welsh Water: Standard response and advice regarding connection with water supply to the site together with noting that a mains water supply crosses part of the site.

Public Protection Unit: Not received

Biodiversity/Trees Unit: The survey submitted is of a good standard, the existing hedge on the site is in an unfavourable condition and of low Biodiversity value. Biodiversity improvements are suggested within the site. No objection based on trees.

Rights of Way Unit: It would not have any impact on any nearby path.

Land Drainage Unit: Standard advice regarding SUDS matters

Archaeological Service: Due to the location of the site close to historic locations, it is suggested that standard conditions are included to agree on a programme of archaeological work.

Language Unit: Not received at the time of preparing this report

Housing Unit: Not received at the time of preparing this report

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Public Consultation: Notices were posted on the site and nearby residents were notified. The advertisement period has expired and letters / correspondence were received objecting on the following grounds:

- Existing traffic issues will be exacerbated as a result of this development.
- The road is narrow and winding and increasing its density of use would be dangerous.
- There is an existing deterioration in the area's wildlife and this development would exacerbate this.
- Increasing detrimental impact from the bottom of Allt Salem up to Deino as a result of various developments in this area
- No pavement on narrow roads, which is dangerous

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The majority of the site is within the development boundary of the town of Pwllheli as noted in the Anglesey and Gwynedd Joint Local Development Plan. It is important to consider the principle of the development against Policy PCYFF 1 ('Development Boundaries'), Policy PS 5 (Sustainable Development), Policy TAI 1 (Houses in the sub-regional centre and urban service centres), Policy TAI 8 ('Appropriate Housing Mix'), Policy TAI 15 ('Affordable Housing Threshold and Distribution') and Policy TAI 16 ('Exception Sites').
- 5.2 In terms of policy PCYFF 1, it is believed that the proposal is acceptable in principle due to the site's location within the current development boundary. In the same manner, policy PS 5 encourages developments where it can be demonstrated that they are consistent with the principles of sustainable development and the principle is also acceptable in terms of several criteria in this policy.
- 5.3 In the LDP, Pwllheli has been identified as an Urban Service Centre under policy TAI 1. This policy encourages a higher proportion of new developments within our urban centres, including windfall sites like this one, by providing a mix of open market housing and affordable housing. From the plans submitted, it is shown that one house is partly located outside the development boundary. In accordance with Policy TAI 16, where it is demonstrated that there is a proven local need for 100% affordable housing schemes on sites immediately adjacent to development boundaries, proposals for housing will be granted in accordance with the other policies and proposals of the Plan, national planning policy and other material planning considerations. It is noted that the dwelling proposed to be constructed is partly outside the development boundary and is an affordable house that means that it is in compliance with this aspect of the policy.
- 5.4 In terms of affordable housing, policy TAI 15 states that housing developments that propose two or more residential units as part of a development, must make a contribution towards affordable housing, in line with the threshold figures. Originally, the plan indicated that the houses to be constructed on plots 3 and 4 would be affordable 2 and 3 bedroom houses. In accordance with the committee's decision to approve subject to a discussion and agree on an appropriate discount for the affordable units, an open market valuation was received for the affordable housing. Based on the information together with advice from the Strategic Housing Unit, it was determined that a

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

discount of 40% was required to ensure that the houses were in reach of people who need intermediate affordable housing. Following this, an objection was received to the discount from the applicant as such a high discount would impact the viability of the entire plan.

- 5.5 Part 3 iii of Policy TAI 15 states "Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant / developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix." Consequently, details and a detailed costs analysis was received in the form of a red book valuation from the applicant, and it can be seen from the information that the building/infrastructure costs involved with residential developments such as this has increased significantly recently. The costs of developing the site reflects standard current information regarding building costs and following a detailed assessment, the figures have been accepted as correct. In addition, an open market valuation of all the houses on the site was received and it can be seen that it is possible to provide an affordable house on plot 4 based on a discount of 40%.
- 5.6 The relevant requirements of the policy and the SPG also note that if the required percentage of affordable units are not provided within the site, then a pro-rata payment will have to be considered rather than no affordable provision. In this case, and having assessed the costs of the development/building as submitted within the latest red book valuation, it is clear based on including one affordable unit with a discount of 40%, that it would not be viable to provide another affordable unit or to ask for a pro-rata payment in place of the second affordable unit. Therefore, as noted in the policies and the relevant advice, the affordable element in this case reflects the number of affordable units in the context of the conclusions of this assessment.
- 5.7 The SPG: Affordable Housing notes that the matter of land viability for housing is integral to planning policy. Paragraph 9.2.2 of Planning Policy Wales states "The level of housing provision to be proposed over a plan period must be considered in the context of viability and deliverability ..." Officers have therefore concluded, by following the guidance of the LDP policies and national policy as well as the relevant SPG and have considered every relevant option regarding the proposal, that the unit on plot 4 only is to be earmarked as an affordable unit with a discount of 40% to be added via a formal legal agreement to ensure that it would continue to be affordable and for local need.
- 5.8 In accordance with the relevant requirements of the SPG Affordable Housing, in relation to the size of affordable units, three-bedroom houses are expected to measure 94m². This development notes that the three-bedroom house to be constructed on plot 4 will measure 83.6². On these grounds, it is considered that the proposal meets the requirements of policy TAI 15 and the SPG Affordable Housing.
- 5.9 Criterion 3i of Policy TAI 15 states that each development is expected to achieve an appropriate mix based on the tenure, type and size of affordable housing, to contribute to the variety of housing. It is seen that the affordable house proposed is a three-bedroom house and on the grounds of the Tai Teg register, it is seen that there is current demand for a house of this type and size. On these grounds, it is deemed that the proposal in the form submitted does satisfy the relevant requirements of policies TAI 8 and TAI 15, as well as the Supplementary Planning Guidance relating to Affordable Housing and Housing Mix.
- 5.10 The Joint Planning Policy Unit has confirmed that the indicative housing provision for Pwllheli over the period of the Plan has been delivered, meaning that this development would exceed the

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

indicative supply level for the town. The total indicative supply in the LDP is 323; between the total number of houses already completed and the number that are likely to be completed, and the number of designated sites, the current total is 327, which is 4 more than the indicative supply figure. Having considered the site's relevant planning history where 3 houses have already been approved, it is considered that an increase of an additional 2 living units are acceptable in this case. The town of Pwllheli has an important role as an Urban Service Centre, and policy TAI 1 notes that a higher proportion of developments will be referred to centres such as these.

Visual amenities

- 5.11 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.
- 5.12 The proposal involves building 5 two-storey houses on a site in an area where there are existing residential housing of various sizes, design and finish. Houses near the site vary from being detached two-storey, detached one-storey housing, two-storey terraced housing etc. The plan indicates that the roof height of the houses on plots 1-4 would be lower than permitted under the previous application on the site, due to the proposal to site them lower in the land. The house to be erected on plot 5 is larger than the other proposed houses, but compared to what was to be erected at this location under the previous application, in terms of roof height it would be comparatively similar although slightly larger. It can be seen that it would be further away from the existing boundary with the nearby road and would therefore reduce the impact on the existing hedge.
- 5.13 The external finishes of the buildings convey the common features seen within the nearby area namely, slate roofs, render and natural stone on the walls as well as vertical timber boards. The design of the building on plot 5 includes some more up-to-date forms but retains the main traditional features namely pitched natural slate roofs and external wall finishes in a combination of render, natural stone and timber. However, it would include some additional features such as elements of flat and green roofs while the car port will also include a green roof.
- 5.14 It is believed that the proposal in terms of its form and finish is acceptable and offers a quality development in terms of visual amenities by displaying a design and features that deliver and create a development that would be suitable and appropriate to the site and within the wider area. Consequently, it is considered that the proposal is acceptable based on the relevant requirements of Policy PCYFF 3.
- 5.15 The plan shows a proposal to include landscaping within the site including adding to and filling in the existing gaps within the boundary hedge with native plants. There are two existing trees to be felled on the boundary as permitted as part of the previous application, and the rest of the work will be undertaken in accordance with the findings and recommendations of the tree report conducted at the time. As usual, it is considered reasonable in this case to include a condition to

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

agree on the exact planting details as well as to ensure that the tree report recommendations are followed and therefore, it is believed that the requirements of policy PCYFF 4 will be satisfied.

- 5.16 The site and the wider area is located within the Llŷn and Bardsey Landscape of Outstanding Historic Interest designation. It is not deemed that there would be a substantial detrimental impact based on this designation as only local impact is likely to occur rather than a wider impact and therefore it is not considered that the proposal is contrary to the relevant requirements of Policy AT 1 and PS 20.

General and residential amenities

- 5.17 Notices were posted on the site and nearby residents were informed. The proposal involves erecting five houses and the associated developments within a site that in its current form is open green land. It is, therefore, inevitable that there will be an impact on the area's general and residential amenities. The majority of the houses will be sited on the northern end of the site with the corner of the nearest property approximately 12m away from the nearest part of the existing nearby property on the far side of the public highway that runs between both sites. In terms of the distances between the house on plot 5 and the nearest house to the south, it is seen that there is approximately 35m between them and an obvious difference in land level as the land falls from the south towards the north. It is seen that a balcony is to be included on this property, and as it is proposed to situate it on the front, it would not affect the residents of nearby houses as it would look over the front of plot 5 and the estate road with other houses on the site over 30m away to the north.
- 5.18 The form and scale of the proposal indicates an external amenity space for the residents of the houses in the gardens attached to the plots. Criterion 4 of policy PCYFF 2 states that proposals should "provide appropriate amenity space to serve existing and future occupants" while the requirements of policy PCYFF 3 notes that good design assists to provide a sense of place, creates or reinforces local distinctiveness, promotes social cohesion and social well-being. In this case, it is considered that this has been achieved via the setting of the site and the associated resources as well as the design and the size of the houses themselves. It is not felt that it would be an over-development and the proposal would not have a substantially negative impact on nearby amenities as a result of its setting, its size and form and that it would, consequently, be acceptable on the grounds of relevant criteria in policies PCYFF 2 and PCYFF 3.

Transport and access matters

- 5.19 Concerns were highlighted by local residents about the impact of this proposal on the local highway network in terms of the increasing impact bearing in mind other developments in the nearby area as well as current movements made in association with the area's residential housing and the nearby Coleg Meirion Dwyfor site. In addition, it was noted that the access road towards the site is narrow and winding and is sub-standard for its existing use not to mention an increase in impact as a result of this proposal.
- 5.20 It is recognised that the access road towards the site is fairly narrow with corners close to the site access. The existing access has been created into the site and is of a standard size and layout. It is proposed to maintain this access point and to modify some of it in order to improve visibility in and out of the site.
- 5.21 In terms of the concerns raised regarding road safety and the comments that Allt Salem was unsuitable to serve the development as it is a narrow and steep road and comprises a number of

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

blind bends with no specific footpath available, the Transportation Unit was consulted on the application and no objection was raised to the proposal in terms of any detrimental impact on the local highway network. It should be noted that the site stands alone and away from the town centre and there is no existing link such as a footway between the site and the town. However, the lack of a footway is a feature of the area and along a number of streets between the site and the town as well as the areas of Penrallt and Denio in general. In addition, it is noted that Allt Salem already serves Coleg Meirion Dwyfor and several students choose to walk along the road; it is deemed that the traffic calming measures keep traffic speeds low and appropriate.

- 5.22 Standard conditions are recommended in terms of design and construction of the estate road together with the parking spaces to be provided within the site. Although the concerns raised are noted in the objections, it is not considered that the proposal would cause unacceptable harm to the safe and efficient operation of the highway and as a result is acceptable in terms of the relevant requirements of policy TRA 4, while the number of parking spaces offered is acceptable in terms of the requirements of policy TRA 2.

Biodiversity matters

- 5.23 A habitats survey was submitted as part of the application and the Biodiversity Unit confirmed that it had been conducted to a totally acceptable standard. Although the survey's findings did not confirm a high Biodiversity value, it was suggested that appropriate measures should be included to enhance biodiversity particularly in considering that green land would be lost because of the proposal. In due course, an amended plan was received indicating improvements to the site's landscaping as well as installing bat boxes on the gable-ends of the five houses to be erected on the site. Having considered the observations of the Biodiversity Unit and NRW, together with biodiversity matters concerning the site, it is deemed that the proposal is acceptable in terms of the relevant requirements of policies AMG 5 and PS 19.

Archaeological Matters

- 5.24 The application site is located opposite what was the original site of St Beuno's church for the parish of Deino. The name given to the application site Cae Llan and the parallel field, Cae Eglwys, suggest a connection of some sort to the church. Having considered this, the Gwynedd Archaeological Planning Service suggests that standard conditions should be included if the proposal is approved to ensure that an appropriate record is undertaken of the land. They confirm that it is not of a scale where information would be required prior to determining the application itself but an appropriate programme is required to record any evidence that may be highlighted or cause disruption as a result of the development. Therefore, it is considered that the proposal is acceptable and in accordance with the relevant requirements of policy AT 4.

Relevant Planning History

- 5.25 It is seen that the principle of a residential development on this site has already been accepted and approved via the approval of the previous application for three houses. Although there is an evident increase between the current application and the previous in terms of the number of houses, it is felt that the existing proposal offers a better quality development making the best of a site that had not been previously completed in terms of density and housing mix for development. In addition, it is noted that the existing proposal offers two affordable houses and therefore there is an increase of one affordable unit provided for the benefit of local residents who are in need of such a house. The earlier application was for three large detached houses and although one was

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

affordable, the proposal did not make the best use of the site. In summary, it is deemed that the existing proposal is an improvement and provides one additional affordable house as well as better density in accordance with current requirements.

Infrastructure Matters

- 5.26 Concerns were highlighted originally by Natural Resources Wales due to the proposal to include individual sewage treatment systems within each plot rather than connecting to the nearby public system. Paragraph 6.6.21 of Planning Policy Wales states *"Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible"*.
- 5.27 A response was received from the agent to the comments of NRW: *'It is noted that the previous permission on the site was for 3 houses, that is extant, noting the need to connect to the public system ... it is not reasonable to demand that a connection is made as this would entail crossing third party land; the form of the land and the circumstances between the site and the public system. The distance noted by NRW is 117m but this is the direct distance through third party land and a connection through public lands would give an actual distance of over 350m ... a significant cost for undertaking the work that would make the development inviable'*
- 5.28 There was a full second consultation with NRW having received the above explanation (as well as a number of documents and extensive and expert information including details of costs) and as a result, it was accepted that including individual systems within the plots would be acceptable subject to ensuring that the models chosen are of a sufficient size to treat the 'highest' maximum waste from each property. Therefore, it is considered that it is possible to justify the proposal as received and by imposing appropriate conditions, it can be ensured that the development is in accordance with the relevant requirements of policy ISA 1.
- 5.29 It is seen that the site plan indicates provision within the site to dispose of surface water through sustainable methods. A combination of infiltration ditches, timber holes and soakaways are suitable SUDS features and although it is proposed to include a condition to agree on the final detail of such matters with the approval body, it is considered that what is indicated is acceptable and in accordance with policy PCYFF 6.

Language Matters

- 5.30 This site proposes to erect new houses on a site within the development boundary; the site is not designated for the proposed use and so it is believed to be a windfall site.
- 5.31 Criterion 1c of policy PS 1 notes, if a development for five housing units or more on a designated site or windfall site within development boundaries that do not address the evidence of need and demand for housing recorded in a Housing Market Assessment, on the Housing Register, Tai Teg Register or Local Housing Survey, the impact of the development on the Welsh language in the community needs to be considered within a Welsh Language Statement.

Response to the public consultation

- 5.32 It is recognised that concerns have been highlighted by some local residents regarding the impact of the proposal particularly in terms of the increasing impact on the local highway network and especially from the direction of the bottom of Allt Salem up the hill towards the Deino area. No concerns have been highlighted by the Transportation Unit to the proposal in terms of this aspect as noted above, and therefore it is considered that full consideration has been given to all the

PLANNING COMMITTEE	DATE: 13/06/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

relevant matters here as well as all the other observations received during the application determination period.

6. Conclusions:

6.1 Having considered the above and all the relevant Planning matters including the local and national policies and guidance, as well as all the observations received during the public consultation period from statutory consultees as well as local residents and the relevant Planning history, it is believed that this proposal is acceptable and is in accordance with the requirements of the relevant policies as noted in the above assessment. As noted above, detailed financial information has confirmed that the development' viability would fail based on including two affordable units, therefore in this case and based on the detailed assessment of all the relevant information a decision has been made to accept one affordable house on plot 4 with a discount of 40% to be added via a formal legal agreement to ensure that it continues to be affordable and for local need.

7. Recommendation:

7.1 To approve the application subject to conditions and completion of a section 106 agreement to ensure the provision of one affordable house.

1. Time
2. Comply with plans
3. Agree on details of external materials including slate
4. Landscaping / Trees
5. Drainage matters / SUDS
6. Biodiversity Matters
7. Archaeological Matters
8. Affordable matters
9. Highways Matters
10. Protection measures and improve the hedge
11. Boundary treatment