

PLANNING COMMITTEE	DATE: 24/04/2017
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	FRONDEG, PWLLHELI

Number: 2

Application Number: C16/1373/30/LL

Date Registered: 27/02/2017

Application Type: Full - Planning

Community: Aberdaron

Ward: Aberdaron

Proposal: Residential development of five affordable dwellings along with a new vehicular access and estate road

Location: Land between Y Ddol and Penllech Bach, Lôn Deunant, Aberdaron, Pwllheli, Gwynedd, LL53 8BP

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT

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1. Description:

- 1.1 The application involves the construction of five affordable houses along with the creation of a new vehicular access. The houses would be three-bedroom two-storey houses. The houses would have a slate roof and the exterior walls would be mainly covered in render. It is intended to use a stone finish for the front porches of the houses. It is also intended to install solar panels on the roofs of the houses along with a balcony under a slate roof on the rear elevation of the houses. The interior of the houses would measure a total floor surface area of approximately 100 square metres. An ancillary garage / shed would measure approximately 19 square metres. The houses would measure approximately 7.5 metres to the ridge and approximately 5 metres to the eaves. Each property would have two parking spaces within its curtilage and each property would have its own garden. As part of the development it is also intended to widen the existing county road that runs along the western boundary of the site. In order to do so, there would be a need to remove the existing *clawdd* that runs alongside the county road. To compensate for the loss of the *clawdd*, it is proposed to erect a new *clawdd* alongside the county road and also a new *clawdd* would be constructed along the eastern boundary of the site. Also included within the site is a tree and plant planting zone in an attempt to promote wildlife.
- 1.2 The site in its entirety is located outside but directly adjacent to the development boundary of the village of Aberdaron, which is displayed on the Gwynedd Unitary Development Plan's proposal maps (July 2009). The site is located within an Area of Outstanding Natural Beauty and within a Landscape of Outstanding Historic Interest. Access to the site is along a track from a class three road that runs alongside the western boundary of the site. A field lies to the east of the site. Houses are located towards the south and north and to the west and on the other side of the county road.
- 1.3 As part of the application, a Design and Access Statement, Community and Linguistic Statement, Affordable Housing Statement and ecological report were submitted.
- 1.4 The application is submitted to Committee as it is a residential development for five or more 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 Unitary 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 set out below, 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.

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2.3 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B8 - THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

POLICY B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of such sites.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING PLANS - Ensuring that permitted proposals incorporate soft/hard landscaping of high standard which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY C1 – LOCATING NEW DEVELOPMENT - Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH7 – AFFORDABLE HOUSING ON RURAL EXCEPTION SITES DIRECTLY ADJOINING THE BOUNDARIES OF VILLAGES AND LOCAL CENTRES – Permit affordable dwellings on rural sites directly adjoining the boundaries of Villages and Local Centres provided they conform to criteria relating to local need, affordability and impact on the form of the settlement.

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POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

Supplementary Planning Guidance: Planning Obligations (November 2009)

Supplementary Planning Guidance: Affordable Housing (November 2009)

Supplementary Planning Guidance: Planning and the Welsh Language (November 2009)

Supplementary Planning Guidance: Planning for sustainable building (April 2010)

2.4 Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)

PS 1: The Welsh Language and Culture

TRA 2: Parking standards

TRA 4: Managing Transport Impacts

PCYFF 1: Development criteria

PCYFF 2: Design and place shaping

PCYFF 3: Design and landscaping

PS 14: Affordable housing

TAI 10 - Exception sites

PS 16: Protect and/or enhance natural environment

New Policy: Areas of Outstanding Natural Beauty Management Plans

AMG 4: Local Biodiversity Conservation

PS 17: Safeguarding and/or enhancing heritage assets

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

2.5 National Policies:

Planning Policy Wales - Edition 9, November 2016

TAN 2: Planning and Affordable Housing

TAN 12: Design

TAN 18: Transportation

TAN 20: The Welsh Language

3. Relevant Planning History:

- 3.1 C16/0465/30/YM - Pre-application enquiry for a residential development of six affordable houses. As part of the advice provided, it was considered in principle that this site, in terms of its location, could be a suitable rural exception site for a development of six affordable houses. However, this was subject to the receipt of sufficient evidence of the need for the houses. Reference was also made to the need for the proposal to be acceptable from the perspective of matters such as visual

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amenities, the impact on the AONB landscape, amenities of nearby residents, biodiversity issues and road safety. Should an application be submitted and approved, it was stated that all the houses would be required to be bound by a 106 agreement as affordable houses for general local need.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: I refer to the application and specifically to the additional plans and I confirm that I do not object to the proposal. It is recommended that the access to the private estate road be constructed and designed with walls or a fence at a 5 metre radius and no higher than 1 metre along the roadside. It is also recommended that the road be widened to the construction standard of the highways department and that it be widened prior to the commencement of the rest of the development. A number of conditions and notes in terms of the access and the parking spaces are recommended.

Natural Resources Wales: Not received.

Welsh Water: Communal sewer located near the development. Need to ensure that the access is to their satisfaction; however, the developer can apply for the sewer to be diverted. Propose conditions relating to the drainage plans for the site.

Biodiversity Unit: The amended plans dated 27 February 2017 now include *cloddiau* around the development. They retain some *cloddiau* and propose to build new *cloddiau*. I am satisfied with the provision of *cloddiau* in the proposal. *Cloddiau* are a habitat of local importance and are listed within Natur Gwynedd as a biodiversity feature that needs to be safeguarded and improved. I recommend a condition to ensure that the *cloddiau* be erected and planted to a good standard.

Strategic Housing Unit Information about the need:
Three applicants on the Tai Teg register.
20 applicants on the common housing register waiting list.

Information on the type of need:

Number of bedrooms (owned or part-owned) (Tai Teg)

Choice	2 bedrooms	3 bedrooms	4 bedrooms
1st	1	1	0
2nd	1	0	0
3rd	0	0	0
4th	0	0	0

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Number of bedrooms (Housing Options Team)

Number of bedrooms	Number noted as choice
2	10
3	7
4	3

Based on the above information it seems that the Plan partly meets this.

If a Housing Association is a partner for this development, the design of the property must conform to WG standards (DQR).

The local information shows, on average, that houses sell in Aberdaron for approximately £256,991 (Zoopla).

There would be a need to consider a discount of at least 35% if they are not initially affordable.

Tai Teg:

There would be a need to consider a discount on the houses if they are not initially affordable. We may have possibly missed the information but we did not see a selling price for the houses and this made it difficult to provide observations as to whether or not the units are offered as affordable ones.

AONB Unit:

The proposal to erect new *cloddiau* and extend the tree planting area is supported.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired.

Three objections were received to the original plans for the application. These three letters of objection supported the idea of developing houses for local people but objected as the road to the front of the site is narrow and needs to be widened. After receiving amended plans showing an intention to widen the road a second consultation was carried out on the application and one of the objectors wrote in stating that she now supported the application. No observations were received from the other two objectors.

In addition to the above, two letters / items of correspondence supported / provided observations on the application on the basis that:

- The proposal would keep young local people in the area.
- The proposal contributes and strengthens the community in Aberdaron.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy C1 of the GUDP states that land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments, and that new buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy in the Plan. One of the cases that can be approved is affordable housing on suitable sites directly adjacent to development boundaries.
- 5.2 The application site lies outside the development boundary of Aberdaron but directly abutting it; therefore, the proposal must be considered under Policy CH7 that relates to affordable housing on rural exception site immediately on the outskirts of local villages and centres. This policy states that proposals for affordable houses on suitable rural sites immediately abutting the boundaries of villages and local centres, as an exception to normal housing policies, will be permitted if they comply with all of the noted criteria. The Council's Supplementary Planning Guidance: Affordable Housing has also been adopted which expands on and supports this policy. It states in paragraph 2.28 that, in exceptional circumstances, the UDP will grant permission on suitable land which lies either within or directly opposite the development boundaries of specific types of settlements to respond to the need for affordable housing in local communities. Paragraph 2.29 of the Supplementary Planning Guidance states that sites and proposals of this type will be assessed based on proven need, the suitability of the site, local requirements and affordability. The policy and the Supplementary Planning Guidance clearly state that the aim is to supply affordable housing on sites that have been designated for housing or other sites that become available unexpectedly within development boundaries. Therefore it is seen that only when no such sites are available will rural exception sites be approved, and even then only small sites would be supported. This is reiterated by Technical Advice Note 2: Planning and Affordable Housing, which states in paragraph 10.13 that a rural exception site should be on a small scale.
- 5.3 The proposal is for the provision of five houses on a site that immediately abuts the development boundary of the village of Aberdaron. All of these houses would be three-bedroom houses and would be a similar type. Therefore, there is a need to assess whether or not the general local need for affordable housing has been proven for the number and type of houses in question. Therefore it is important to consider the observations of the Strategic Housing Unit in relation to this application. It was noted that an affordable housing statement had been submitted by the applicant as part of the application which noted the need for affordable housing in the area. This statement also includes letters from four people who are interested in obtaining a plot on the site. These people currently rent houses in the area. When the information for the affordable housing statement was prepared by the applicant, the details available by the Housing Strategic Unit showed that there were three applicants on the Tai Teg register and eight applicants on the waiting list on Gwynedd Council's Common Housing Register. At present, the number of applicants on the Tai Teg register remains at three; however, the number on Gwynedd Council's Common Housing Register is 20. This shows that the demand for housing in the area has increased since the Affordable Housing Statement was prepared. The Housing Strategic Unit's observations note that the proposal partly addresses the need. Possibly this is because some have requested two-bedroom houses and four-bedroom houses as their first choice and the houses in question are all three-bedroom houses. From the information submitted in the Affordable Housing Statement and the response of the Housing

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Strategic Unit that there is a need in the area for affordable units and therefore it is considered that a need exists for the houses that are the subject of the application. Therefore, it is considered that the proposal is acceptable in terms of criterion 1 of Policy CH7.

- 5.4 Criterion 2 of Policy CH7 states that the development should form a reasonable extension to the village or local centre, and criterion 3 requests that the development does not form an unacceptable extension to the countryside or create a fragmented pattern. The site is located directly adjacent to the existing houses. Houses are located to the south and north of the site. It is considered that the site in question would form a logical extension to the built form of this section of the village of Aberdaron and that it would not form an unacceptable extension to the countryside. It is considered that the completed proposal would appear as a part of the built form of the village. Therefore, it is considered in principle that the location is suitable in terms of criteria 2 and 3 of Policy CH7.
- 5.5 Criterion 4 of Policy CH7 requests that the occupancy of the houses be restricted to affordable housing. To this end, the applicant is aware that he would be requested to sign an affordable housing 106 agreement for general local need if the application were to be approved.
- 5.6 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The current 'Development Plan' is the Gwynedd Unitary Development Plan (2001-2016) and the Joint Local Development Plan for Gwynedd and Anglesey (JLDP) will replace the UDP as the 'development plan' once it is adopted. It is hoped that the JLDP will be adopted during July 2017.
- 5.7 When dealing with any planning application, the statutory test should be your first consideration at all times, i.e. it is necessary to determine planning applications in accordance with the development plan, unless other relevant considerations state otherwise. The JLDP is now a material planning consideration for the purposes of development control - see paragraph 3.1.3 Planning Policy Wales that states:
"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies ...".
- 5.8 Although many policies have been discussed in detail during the Gwynedd and Anglesey Joint Local Development Plan Hearings, we will not know for certain what the contents of the Plan will be until the Inspector presents his binding report.
- 5.9 Paragraph 2.14.1 of Planning Policy Wales states:
"...thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances."
- 5.10 In this case, the JLDP policies as listed in 2.4 above are material and, as these policies are consistent with the policies of the Unitary Development Plan, it is considered that the above assessment and the recommendation of this report is consistent with the emerging policy.

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Affordable Housing

- 5.11 Supplementary Planning Guidance: Affordable Housing provides guidelines in terms of ensuring that the affordable houses are of a suitable size and respond to a specific type of need. The size of dwellings should not be excessive in terms of the size of the property that is required to meet the targeted need. All the houses that are the subject of the application are three-bedroom houses and the total interior surface area is approximately 100 square metres. The proposal would also include a garage / shed with an interior floor area of approximately 19 square metres. This would correspond with the requirements in the Supplementary Planning Guidance i.e. the interior of three-bedroom houses can measure up to 100 square metres and a garage can measure up to 20 square metres. The garage / shed are physically linked to the house itself and it is considered, if a decision is made to approve the application, that a condition should be imposed to ensure that the garage / shed is used for that purpose only and that it cannot be converted into additional rooms for the houses. Similarly, as there is a slate roof above the balcony, it is considered that it should be ensured that the balcony not be converted to form part of the interior rooms of the house. It is therefore considered that the houses conform to the sizes noted in the Supplementary Planning Guidance: Affordable Housing (2009).
- 5.12 Information was received regarding the open market price of the houses. The valuation notes that the price of the houses on the open market would be between £230,000 and £250,000. Before receiving this valuation, it was asked that the balcony included on the houses be removed as it was considered that this would increase the price of the houses. The valuation has confirmed that including the balcony would not make any difference to the final value of the houses. Having received the house prices, it can be seen that it would be required for a discount to be included within the 106 agreement to ensure that the price of the houses be reduced to an affordable price. In their latest observations, the Housing Strategic Unit have recommended a discount of approximately 35% off the open market price. This would reduce the price of the houses to between £149,500 and £165,000. However, in earlier observations on the application, the Housing Strategic Unit recommended imposing a discount of 40%. A 40% discount would reduce the price to between £138,000 and £150,000. Considering the prices received, and in light of the above, the discount off the open market price value of the houses should be at least 40%. Therefore, if the application were to be approved, the discount in the 106 agreement should be at least 40% in order to ensure that the houses are affordable.

Language and Community Matters

- 5.13 A Language and Community Statement was received as part of the application and the observations of the Joint Planning Policy Unit on the proposal were received. The observations concluded that, on the whole, they did not believe the nature and scale of the proposed development were likely to have an adverse impact on the Welsh language. It is noted, as the application is for affordable housing only, it should meet local housing needs and help retain the current population in the community. It is also understood that the 2011 Census showed a 30.7% drop in the number of Welsh speakers in the junior population aged between 3 and 15 years. A reduction was also seen in the total number of young children aged between 5 and 15 years from 154 in 2001 to 101 in 2011. This suggests that a number of young families have moved away from the area. It is considered that the proposed units will be very attractive to residents and would likely meet local needs. The development will give local people more choice within the local housing market. Housing affordability in the Aberdaron ward is higher than the figure for the county which means that houses are generally

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less affordable here. In 2014, 88.5% of households were priced out of the housing market in the ward compared with 59.7% in the whole of Gwynedd with the median property price in the ward being £227,500 in comparison to £136,375 in Gwynedd. This suggests the importance of having a sufficient provision of affordable housing built in the area for the local population so that housing affordability is not exacerbated. Considering the size and location of the proposed houses, it is not expected for prices to rise out of the reach of local residents and are likely to retain the local population in the community and could contribute towards a positive impact on the Welsh language. The capacity of Ysgol Crud y Werin would remain below capacity as a result of this development. The Joint Planning Policy Unit states that it agrees with the applicant's conclusions in terms of how building the houses could have a positive impact on local residents. It is suggested that the applicant has a discussion with Hunaniaith on how awareness of opportunities could be raised in the local area for adults to learn Welsh if the applicant does not have packages to give to new tenants about the local area. The proposal is for the provision of affordable housing near the development boundary and, therefore, considering the type of application in question, it is not anticipated that the proposal would have a significant impact on the Welsh language and the community and that it would be acceptable in relation to Policy A2 of the GUDP.

Visual amenities

- 5.14 All of the houses would be of a similar design. They would be two-storey houses with a slate pitch roof and the exterior walls would be finished with render. It is intended to have a front porch and this would be finished in stone. To the rear, a first-floor balcony would be located under a slate roof. The garage / shed section of the houses would be single-storey but would be finished in materials to match the house itself. It is considered that the design of the houses is acceptable and they would be suitable for the site in terms of their scale, size and form. Although the *clawdd* running along the road would be taken down in order to widen the road, it is proposed to erect a new *clawdd* in its place. It is also intended to retain the *clawdd* on the southern boundary and a new *clawdd* would also be erected on the eastern boundary in order to separate the site from the rest of the field. A planting plot will be included within the site. It is considered that the use of *cloddiau* and a planting plot within the site will add to the character and rural feel of the development. Therefore, it is considered that the proposal is acceptable in respect of Policies B22, B25 and B27 of the GUDP.
- 5.15 The site is located within the AONB. This is a site located directly adjacent to the county road and therefore it would be visible from that road. It would also be visible from more distant vistas. Although they would be visible in views towards, away from and across the AONB, it is considered that this would be against or amongst the current built form of this part of the village. It is not considered that the proposal would stand out obtrusively in the landscape. The proposal to have indigenous *cloddiau* as boundary treatments will also assist to blend the site into its surroundings and reduce any potential visible impact. Therefore, it is considered that the proposal suits its location and that it will not have a detrimental impact on the character of the AONB. Therefore, the proposal is considered acceptable in terms of Policy B8 of the GUDP.
- 5.16 The site is located within the Llŷn and Bardsey Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the historic landscapes if the impact of proposals is on such a large scale that their impact would be greater than merely a local impact. It is considered that impact of its location and size would be local and it would not have a wider impact on the historic

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landscape. Therefore, the proposal is not considered to be contrary to Policy B12 of the GUDP.

General and residential amenities

- 5.17 Residential dwellings are situated near the site. Although houses are located nearby, the design and layout of the site has been done in a way so that the proposal does not disrupt the nearby houses in terms of overlooking and loss of privacy. The balcony is located to the rear of the proposed houses. It is likely that there would be an element of overlooking from this balcony into other houses on the proposed estate, in particular on plots 1 - 3. However, the individuals would purchase these units/plots having prior knowledge of the design of the houses. Whilst this situation is not ideal, it is not considered to be justification to refuse as this is an impact on the proposed housing estate rather than the existing neighbourhood.
- 5.18 It is not considered that the proposal would lead to an over-development of the site and the density shown on the plans is acceptable for the site. It is therefore considered that the proposal complies with the requirements of criterion 2 of Policy B23.
- 5.19 In light of constructing five additional houses there would certainly be an increase in traffic using the nearby road. However, it is not considered that this increase would be to such an extent that would cause significant harm to local amenities in terms of the increase in traffic and the associated noise, and it is not considered contrary to criterion 3 of Policy B23.
- 5.20 As a result of the above, it is not considered that the proposal would cause significant harm to the amenities of the neighbourhood and it is considered that the proposal is acceptable in relation to Policy B23 of the GUDP.

Transport and access matters

- 5.21 The proposal involves creating a new vehicular access to the site. Since the application has been submitted originally, it has been amended in order to widen the county road that runs along the front of the site. Widening the road as shown on the plans would ensure that the width of the road would be similar to the road higher up and lower down. In order to widen the road, the existing *clawdd* would need to be removed and a new *clawdd* would need to be erected. The Transportation Unit is satisfied with the proposal but conditions would need to be imposed on the planning permission in relation to the access and parking. It is shown on the site plan that there are parking spaces for at least two cars on each plot. It is considered that this number of parking spaces is suitable for the site. Therefore, in light of the above, it is considered that the proposal satisfies the requirements of policies CH33 and CH36. If the application were to be approved conditions would need to be imposed involving the estate road and parking spaces.

Biodiversity matters

- 5.22 An ecological report was also submitted as part of the application. The application has been amended since it was initially submitted in order to ensure that a *clawdd* is included near the roadside to replace the *clawdd* that will be lost when widening the road. In addition, the *clawdd* on the southern side will be retained and a new *clawdd* will also be erected on the eastern boundary. In addition, a planting area will be included near the eastern boundary of the site in order to promote wildlife. As a result of receiving the amended plans, confirmation was received from the Biodiversity Unit

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that they no longer object to the proposal; however, a condition will be needed if the application is approved to ensure that a suitable *clawdd* is erected. In light of the above, it is considered that the proposal is acceptable in terms of biodiversity issues and in terms of policy B20 of the GUDP.

6. Conclusions:

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

7. Recommendation:

- 7.1 To delegate the power to the Senior Planning Manager to approve the application subject to the applicant completing a Section 106 Agreement to ensure that all the houses are affordable houses for general need and relevant conditions relating to:

1. Time
2. Compliance with plans
3. Slates on the roof
4. Agree on materials for the external elevations.
5. Removal of PD rights
6. Ensure that the garage / shed / balcony will only be used for those purposes and that they will not be changed to form a part of the interior rooms of the house.
7. Highways
8. Drainage plan
9. Agree on the exact details of the *cloddiau*

Notes

1. Welsh Water
2. Highways