

PLANNING COMMITTEE	DATE: 06/11/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 9

**Application
Number: C17/0862/25/LL**

**Date
Registered: 01/09/2017**

**Application
Type: Full - Planning**

Community: Pentir

Ward: Pentir

**Proposal: Construction of two semi-detached dwellings and
associated works**

**Location: Land near Capel Bethmaaca, Glasinfryn, Bangor,
Gwynedd, LL57 4UN**

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

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1. Description:

- 1.1 This is a full application for the construction of two three bedroom semi-detached dwellings on a plot of land between Capel Bethmaaca, Glasinfryn and a private dwelling to the north. The new dwellings would face the class three road which leads through the village and would back onto agricultural land. It is intended for both houses to be affordable for local community needs.
- 1.2 The site is located within the Glasinfryn cluster as defined in the Gwynedd and Anglesey Joint Local Development Plan between two buildings which have been highlighted in red on the inset map which forms a part of the LDP.
- 1.3 The houses would be 7.8m in height with slate roofs and rendered walls, and there would be a porch at the front with separate doors for the two properties. Every house would have three bedrooms and a bathroom on the first floor, and an open space for a kitchen/ lounge / dining room on the ground floor. The internal floor area of the houses would be 86m² each. There would be two parking spaces for each of the houses with a shared vehicular access from the highway.
- 1.4 Planning permission has already been approved to develop an affordable house on this site in 2015 under reference C15/0143/25/LL.
- 1.5 This application is submitted to Committee as three or more observations which contradict the officer's recommendation were received.

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

4 Gwynedd and Anglesey Joint Local Development Plan (July 2017)

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

TAI 6: HOUSING CLUSTERS

PS18: AFFORDABLE HOUSING

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TRA 2: PARKING STANDARDS

TRA 4: MANAGING TRANSPORT IMPACTS

PS19 : CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Supplementary Planning Guidance: Affordable Housing (2009).

2.5 **National Policies:**

Planning Policy Wales - (Edition 9, November 2016)

Technical Advice Note 2: Planning and Affordable Housing (2006)

Technical Advice Note 12: Design (2016)

3. **Relevant Planning History:**

C15/1115/25/LL: Erection of affordable dwellings - Approved 16/09/15

3/25/421: Erection of a bungalow - Approved 03/01/91

6536: Site's use as a car park - Approved 23/06/59

4. **Consultations:**

Community/Town Council:	Not received
Transportation Unit:	No objection following amending the plans as a result on the Transportation Unit's initial concerns
Welsh Water:	Standard condition and guidelines for the applicant
Natural Resources Wales:	No observations to submit.
Biodiversity Unit:	It is likely that the development would prevent swifts from using the chapel for nesting. They suggest imposing a condition that the use of specialist "Swift Bricks" be included in the development.
Housing Strategic Unit:	The plan addresses the need in the area. A discount of approximately 20% will need to be considered for the houses.
Tai Teg:	Not received
Public Consultation:	A notice was posted on the site and nearby residents were notified. The observations below were received in response to the consultation relating to material planning

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considerations:

- Concern that the houses do not respect the street's construction line
- There would be shadowing and overlooking of the private property to the north
- The site was too small for two houses - over-development
- The houses would be too "urban" in nature for a semi-rural site like this
- Concern regarding the safety of the vehicular access
- The development would prevent light from reaching the north facing windows of Capel Bethmaaca
- The houses do not have adequate external amenity space
- Concern regarding the drainage of surface water from the parking area

The observations below were also received; these are not material planning considerations:

- The development would restrict access to Capel Bethmaaca's northern elevation for maintenance work
- A stone wall between the chapel and the site has already been demolished
- The proposals to drain surface water do not satisfy Building Regulations requirements
- Concern that there is no gas supply to the properties; therefore, it is likely that a gas or oil tank would be required on site.
- That there is an intention to develop other affordable houses in another part of the village
- That sharing parking spaces would mean a potential for conflict between residents which would result in increased parking on the highway

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is mandatory for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Gwynedd and Anglesey Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. This site is located outside of any development boundary but within the development classification of the Glasinfryn cluster as defined by the LDP.
- 5.2 Policy PS18 states: Affordable Housing sets a minimum target of 1572 as a provision of affordable houses over the period of the LDP, of which 60 will be provided within clusters in the Arfon area.

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5.3 Policy TAI 6 states that proposals for new housing units should conform to a series of criteria, and this application is considered in the context of the criteria below:

1. *The need for an affordable house for local community need (in accordance with the list of terms) has been proven;*
Gwynedd Council's Housing Strategic Unit confirms that the plan would address the need for affordable housing in the area.
2. *The site is an infill site, between buildings highlighted on the relevant Inset Map, or a site directly opposite the curtilage of a coloured building;*
This is an infill site, between buildings highlighted on the Inset Map.
3. *The scale of the development is consistent with the character of the settlement;*
It is not believed that the development of two houses would be harmful to the social or environmental character of the cluster.
4. *That the proposal would not create an intrusive feature in the countryside, and would not create a piecemeal development pattern, or create a ribbon development contrary to the general development patterns of the settlement;*
This development would fill a void in the current development patterns and would not be intrusive in the countryside.
5. *The size of the property reflects the specific need for an affordable house in terms of the size and the number of bedrooms.*
Supplementary Planning Guidance: Affordable Housing suggests a maximum floor size of 100m² for a 3-bedroom affordable house. The internal floor area of these houses would be 86m², therefore, the proposal meets this criteria.
6. *Due to the more sensitive rural location than usual, the development will be required to make the best use of the natural features of the site and retain any natural features on the site or on the site boundary which are worth retaining;*
As this is an infill site, only a few natural features remain on the site. It is intended to retain the majority of the stone wall at the front of the site, whilst mitigation measures for swifts should be included. It is, therefore, considered that the development would respect its semi-rural location in an acceptable way.
7. *There are mechanisms to restrict the occupancy of the house initially and in perpetuity to those who have a need for an affordable house.*
A 106 agreement already exists on the site to restrict the house which has previously received permission to being affordable, and it would be necessary to impose a similar restriction on any consent granted in this case.

4 Considering the above discussion, since this would be a plan for an infill site within the housing clusters existing development pattern, and as it addresses local demand for affordable housing, it is believed that the principle of the development meets the requirements of Policy TAI 6 of the LDP and would contribute to meeting the target set by Policy PS18.

Visual, general and residential amenities

5.5 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental

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impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:

- Contribute to, and improve, the character and appearance of the site
- Respect the site and surroundings in terms of their location in the local landscape.
- Use appropriate materials

5.6 The site is located between an existing bungalow and a chapel. The proposed two storey property is higher than the existing bungalow but is substantially lower than the chapel on the other side. There is an assortment of single and two storey houses and terraces in the village and, although the proposed houses are two storey, it is not considered to be out of character for the village. There is no definite construction line to this part of the settlement and it is not considered that setting the houses back from the road would be out of place with the development pattern.

5.7 The proposed houses are to be located approximately 1m away from the boundary with the bungalow next door, and 4m away from the gable end of the bungalow. There would be some overshadowing to the rear garden of the property next door, but this is not considered unusual in a residential area and it is not believed that it would cause significant harm. It is not considered that new building is likely to cause overlooking of the neighbour's property as there would be no windows on the northern elevation of the new building.

5.8 When considering that this is an infill site in an existing residential location, it is not considered that these houses would either harm the appearance of the site or have a detrimental impact on the area's amenities in general. It is also considered that the indicative layout and design of the proposed development suits the location in an appropriate way. It is not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

Transport and access matters

5.9 The Transportation Unit has no objection to the application, in fact the plan was amended on the original recommendation of the Transportation Unit. In addition, it is believed that the parking provision is acceptable in terms of numbers and arrangement. Given the above, it is considered that the proposal complies with policies TRA2 and TRA 4 of the LDP.

Biodiversity Matters

5.10 The Biodiversity Unit noted a possible negative impact on swifts as a result of this development, however, they would be satisfied with appropriate mitigation measures. By operating in accordance with the recommendation, it is believed this the development would be in keeping with the requirements of Policy PS19 of the LDP as far as it involves the protection of the natural environment.

Response to the public consultation

5.11 The above assessment has given full consideration to the objections received in response to the public consultation, and it is not considered that any material planning objections have been offered that outweigh the relevant planning policies noted in the

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assessment. Therefore there is no reason why the Council should not support this application to contribute towards delivering the objectives of the Local Development Plan insofar as it relates to the provision of affordable houses.

6. Conclusions:

6.1 Having weighed up the proposed development and considered all the material planning matters, including local and national policies and guidances as well as the objections received, it is considered that the application to construct two affordable houses for local need on this site is appropriate. It is considered that the proposal satisfies the requirements of all the relevant local and national policies stated in the report.

7. Recommendation:

7.1 To delegate the power to the Senior Planning Manager to approve the application subject to relevant legal obligations related to ensuring that the two houses are affordable for general local need and material planning conditions involving:

1. The commencement time of the development;
2. Development in strict accordance with the plans
3. Slate roof
4. Welsh Water Condition
5. Biodiversity Condition
6. Highways Condition
7. Withdrawal of permitted development rights.

Notes: Welsh Water