

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 2

Application Number: C17/0966/15/LL

Date Registered: 05/10/2017

Application Type: Full - Planning

Community: Llanberis

Ward: Llanberis

Proposal: Change of use of bank to two flats and change existing maisonette to two flats and associated changes

Location: HSBC Bank House, 29 , Stryd Fawr, LLANBERIS, LL55 4EU

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

1. Description:

- 1.1 This is a full application for the conversion of the former HSBC bank building in Llanberis to four self-contained flats. The building is currently three-storeys and the former bank fills the ground floor whilst there is a maisonette on the two upper floors. The intention is to adapt the building to provide two flats on the ground floor and one flat on each of the other floors. This mainly entails interior changes, but would also include the following exterior changes:
- Add a door and window to the ground floor on the side elevation (facing Turner Street)
 - Double the width of the existing dormer window at the rear of the property
 - Install five roof windows on the rear elevation
 - Demolish the existing garage and create two parking spaces and a new area to store bins.
- 1.2 The site is located within the Llanberis Local Service Centre as defined by the Gwynedd and Anglesey Joint Local Development Plan. The building is situated on the High Street outside the defined Town Centre.
- 1.3 The application is submitted before the Committee because three or more observations contrary to 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.
- 2.3 **Gwynedd and Anglesey Joint Local Development Plan. (July 2017)**
- PCYFF 2: DEVELOPMENT CRITERIA
- PCYFF 3: DESIGN AND PLACE SHAPING
- TAI 2: HOUSING IN LOCAL SERVICE CENTRES
- PS18: AFFORDABLE HOUSING
- TRA 2: PARKING STANDARDS
- TRA 4: MANAGING TRANSPORT IMPACTS
- Supplementary Planning Guidance: Affordable Housing (2009).

2.4 National Policies:

Planning Policy Wales - (Edition 9, November 2016)

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

3. Relevant Planning History:

Not relevant to this application.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No objection - standard advice for the applicant

Welsh Water: No objection - Standard advice for the applicant

Biodiversity Unit: No concerns regarding biodiversity.

Municipal Services: 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 considerations:

- Concern about the lack of parking in Llanberis and that the parking provided would be insufficient for the residents of the new flats

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

- The flats could be leased as holiday flats
- Resident only parking is needed on the streets in this area

5. Assessment of the material planning considerations:

The principle of the development

5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The application site is located within the development boundary of the Local Service Centre of Llanberis as defined in the LDP.

5.2 Policy TAI 2 suggests an indicative housing provision on windfall sites within the boundaries of Llanberis of 37 units. Given that this site is within the development boundary and also includes a residential unit (the maisonette), it is believed that the location is appropriate for a residential development and would help towards meeting the LDP's development target. Therefore, it is considered that the proposal to provide three additional residential units on this site is in line with the principle of the LDP.

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

However, it is crucial that any windfall sites are suitable for new residential developments and the relevant planning matters are considered below.

Affordable Housing

- 5.3 Policy PS18: Affordable Housing sets a minimum target of 1572 as a provision of affordable houses over the period of the LDP, of which 38 will be provided by small windfall sites within Local Service Centres.
- 5.4 Policy TAI 15 of the LDP attempts to ensure that an appropriate level of affordable houses are provided in the Plan's area, and the LDP notes that any housing developments of two or more units in such centres (including plans to convert existing buildings) will be expected to make a contribution towards meeting the LDP's target for the provision of affordable houses. In Llanberis, a contribution of 10% is expected from any plan towards meeting the affordable housing target. Ideally, it is expected to commit at least one unit to be affordable through a planning condition or a legal agreement, however, if this is not possible, a pro-rata payment will be expected towards the provision of affordable housing in the area, rather than no contribution at all.
- 5.5 In this case, as the proposal is for the creation of three additional living units, adhering to the 10% threshold, the affordable provision would result in less than one complete unit i.e 0.3 unit. If it is not possible for one of the units to be affordable, in accordance with the policy, consideration will need to be given for a pro-rata contribution.
- 5.6 It is recognised in some cases that making a contribution could impact on the viability of the plan as a whole. Therefore, in order to consider how realistic requesting a contribution towards affordable housing in relation to the proposal would be, the applicant has provided information about the development costs and the market costs of the unit in order to assess the financial implications. At the time of writing this report, the Joint Planning Policy Unit was considering the information submitted and a further report on the issue will be provided at the Committee. Subject to the results of the Policy Unit's analysis, it is considered that the proposal could be acceptable under Policy TAI 15.

Visual, general and residential amenities

- 5.7 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 impact on 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 its location in the local landscape.
 - Use appropriate materials
- 5.8 Due to its location in an existing residential location, it is not considered that the changes would harm the appearance of the site or have a detrimental impact on the area's visual amenities in general. It is not considered that the proposed changes would cause significant harm to the site's built quality or the local neighbourhood.

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

- 5.9 It is not believed that the new windows would not significantly add to the overlooking of any private property nearby and there would be no significant shadowing of private land. No observations were received from neighbours in terms of amenity impacts and it is not considered that the development would cause significant harm to the amenities of the neighbours or the area in general. It is, therefore, considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of amenities.

Transport and access matters

- 5.10 The Transportation Unit had no objection to the proposal and, although observations have been received in regards to the lack of parking provision in this part of Llanberis, it is not considered that the situation caused by four flats would be more detrimental than the situation caused by the building's former use as a bank and maisonette. In addition, a site in the centre of the village is convenient for community services and public transport, and therefore, the location would be very suitable for those who do not have a personal motor vehicle. In addition, the Transportation Unit did not have any objection in terms of highway safety and given the above, it is considered that the proposal complies with policies TRA 2 and TRA 4 of the LDP.

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 submitted that outweigh the relevant planning policies noted in the assessment.

6. Conclusions:

- 6.1 Having considered the proposed development and considering all relevant planning matters, including local and national policies and guidances in addition to the objections received, 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 housing. It is therefore recommended that the application should be approved subject to receipt of an appropriate contribution for the provision of affordable housing if necessary.

7. Recommendation:

- 7.1 To delegate the power to the Senior Planning Manager to approve the application subject to a legal obligation relating to ensuring receipt of a contribution for the provision of affordable housing (if appropriate) and material planning conditions involving:

1. The commencement time of the development
2. Development in strict accordance with the plans
3. Welsh Water Condition

Notes: Welsh Water
Highways