

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	GWYNEDD

Number: 6

Application Number: C18/0545/18/MG

Date Registered: 01/08/2018

Application Type: Reserved Matters

Community: Llanddeiniolen

Ward: Bethel

Proposal: Erection of seven houses including two affordable houses along with new accesses (reserved matters planning application following outline permission no. C17/0893/18/AM)

Location: Maes y Ffynnon, Bethel, Caernarfon, Gwynedd, LL551WA

Summary of the Recommendation: TO APPROVE UNCONDITIONALLY

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	GWYNEDD

1. Description:

- 1.1 This is a reserved matters application for the erection of seven houses (including two affordable houses), along with new accesses. The outline application was approved under reference no. C17/0893/18/AM in April 2018 along with a legal agreement under Section 106 of the Town and Country Planning Act 1990 about the two affordable semi-detached houses. This application involves reserved matters which includes detailed of the accesses, appearance, landscaping, layout and scale of the development/housing. The appearance of the houses reflect the appearance of similar houses, including natural Welsh slate roofs, walls of white/cream thick textured render with horizontal panels of Marley Cedral colour on the first floor above the openings into the houses, windows, doors and grey coloured UPV-c rainwater goods. The open market housing will be four bedroom detached houses with two affordable semi-detached houses.
- 1.2 It is intended to create four accesses from the nearby class III county road to serve the houses along with creating a pavement along the front of the site in accordance with the requirement of the Transportation Unit. Parking spaces for two cars for each house would be located at the front of the houses with private gardens at the rear along with a new *clawdd* to be erected along the site's western boundary which replaces the original *clawdd* that ran along the front of the site with the county road. The application also includes landscaping details with the existing *clawdd* already demolished with the stones placed in a heap at the rear of the site for re-use.
- 1.3 The site is located within the Bethel development boundary as contained in the LDP and the area has also been designated for houses in the Gwynedd Mapping Document (reference T58). Bethel has been recognised in the LDP as a *service village* which means that it has more of a strategic role to play on the basis of housing provision, not only within the village itself, but also within the surrounding villages/clusters.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Gwynedd and Anglesey Joint Local Development Plan 2011-2026 adopted 31 July 2017:**
- Policy PCYFF1 – development boundaries.
- Policy TAI3 - housing in service villages.
- Policy TAI8 - mix of appropriate housing.

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	GWYNEDD

Policy TAI15 - threshold of affordable housing and their distribution

Policy PCYFF2 - development criteria.

Policy PCYFF3 - design and place shaping.

Policy PCYFF4 - design and landscaping.

Policy ISA1 - infrastructure provision.

Policy TRA2 - parking standards

Policy TRA4 - managing transport impacts

Policy AMG5 - local biodiversity conservation

Supplementary Planning Guidance (SPG): Affordable Housing.

SPG: Housing Developments and Educational Provision.

SPG: Housing Developments and Open Spaces of Recreational Value.

2.4 **National Policies:**

Technical Advice Note (TAN) 2 Affordable Housing.

TAN 12 Design.

3. **Relevant Planning History:**

- 3.1 Application 3/18/348B – erection of agricultural dwelling refused September 1985 on policy grounds.
- 3.2 Application no. 3/18/348C – erection of eight dwellings refused May 1988 on policy grounds and then on appeal.
- 3.3 Application no. 3/18/348D – erection of a dwelling refused on policy grounds in 1994.
- 3.4 Application no. C08A/0058/18/AM – erection of eight affordable dwellings and a new access not yet determined on the grounds of sewerage concerns. An appeal was made to the Planning Inspectorate against the failure to determine the application and the Inspector decided that it had not been demonstrated that circumstances were sufficient to justify an exception to the usual controls governing new development outside designated settlement boundaries.
- 3.5 Application no. C11/0306/18/AM - erection of eight affordable dwellings for local need together with a new access (re-submission of an application previously dismissed on appeal) refused on policy grounds in January 2012.
- 3.6 Application no. C17/0893/18/AM – erection of seven houses including two affordable houses, and new accesses - approved April 2018.

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	GWYNEDD

4. Consultations:

- Community/Town Council: No objection.
- Transportation Unit: No objection on the grounds of road safety after receiving amended plans regarding re-establishing the agricultural access and the construction and design of the proposed pavement.
- Natural Resources Wales: No objection.
- Welsh Water: No objection is foul water is connected from the site to the public sewer in an appropriate place and that the surface water connects to a nearby watercourse.
- Public Protection Unit: No response.
- Biodiversity Unit: No response.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has already come to an end and two letters were received objecting on the following grounds:
- An increase in transportation along this part of the road which is narrow in nature and there would then be no room to widen the road in future.
 - Need to retain the public footpath to the fountain - it appears that plot number 1 had extended over the path and was contrary to the plans submitted with the outline application.
 - There are problems with the river historically, where surface water from the site would flow into it and overflow. This flow would need to be managed to avoid floods during storms, and that existing problems would not deteriorate.
 - Need to overcome the historic problem that plot number 1 would be affected by foul water from the public sewer in order to ensure appropriate public hygiene and cleanliness standards to new occupiers of this plot

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	GWYNEDD

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The main considerations with this application is the acceptability of matters involving the accesses, appearance, landscaping, layout and scale of the development/housing as the principle has already been accepted given outline application no. C17/0893/18/AM. However, Policy PCYFF1 of the LDP states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. Policy TAI3 states within *service villages* that houses to meet the strategy of the Plan are ensured through housing designations along with windfall sites within the development boundary. Therefore, to this end, it is believed that this detailed application (amended on the grounds of the Transportation Unit's requirements) is acceptable in principle.

Visual amenities

- 5.2 The site is located on the western outskirts of the village with an established residential area to the east and the south along with open agricultural land to the north and the west. The nearby houses are of various design, plan and size with a variety of external materials. The application site is flat in nature with the remainder of the field sloping down to the west towards the stream. The proposed housing are designed in the form of traditional two-storey houses, with their appearances reflecting the material of similar houses and which includes natural Welsh slated roofs, walls of cream/white coloured thick textured render with horizontal panels above the front doors and below the living room windows. Windows and doors will be of grey UPV-c along with the rainwater goods. Given the layout of the houses within the site in relation to the nearby area, their simple design and the exterior materials, it is not believed that they would create substantial out of keeping structures in this part of the streetscape. It is intended to construct stone walls along the front of the site between the accesses along with landscaping and tree planting, including the construction of a new *clawdd* at the rear of the site and, from this viewpoint, it is not believed that the development as a whole would have a detrimental impact on the visual amenities of this part of the village. The proposal is, therefore, acceptable based on the requirements of Policy PCYFF3 and PCYFF4 of the LDP and the advice included in the TAN12 Design document.

General and residential amenities

- 5.3 The frontages of the proposed houses will face the houses which are adjacent to the county road (including the Rhoslan Estate) with a void between them varying from 24m up to 29m. The gable end of the nearest house, which is located to the south of the site (number 5 Cefn Cynrig), is located approximately 25m away from the ridge of the dwelling of plot number 1 with a private drive, *clawdd* and a public right of way - there would be no openings on the southern elevation of the proposed house. Considering the distance and the void between the front elevation of the proposed houses and the front of the existing dwellings, it is not considered that any overlooking would be considerably more (if at all) compared to the current situation which exists between the front elevation of the Cefn Cynrig dwellings and the front elevation of the Stâd Eryri dwellings slightly below the application site. It is also noted that, on this occasion, no objections were received by local residents about the effect of the development on the residential and general amenities. Considering this assessment it is not believed that there would be any significant or detrimental overlooking or loss of privacy as a result of the proposal, and therefore, it is not considered that the proposal is contrary to Policy PCYFF2 of the LDP.

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	GWYNEDD

Transport and access matters

- 5.4 The proposal involves creating four additional accesses off the nearby class III county road to serve the site with the intention of also re-installing an agricultural gate in the eastern corner of the site in order to gain access to the agricultural land to the rear of the proposed housing. As part of the application it is also intended, in accordance with the requirements of the Transportation Unit, to place a pavement along the front boundary of the site with the nearby county road. Parking spaces for two cars for each house would be located at the front of the houses, along with turning areas. The Transportation Unit has no objection to this proposal on the grounds of road safety. Therefore the proposal is acceptable based on the requirements of Policy TRA2 and TRA4 of the LDP.

Response to the public consultation

- 5.5. As mentioned above, two letter of objection to this application were received, on the grounds of matters involving road safety and the suitability of the proposed sewerage system. It is said that the county road is narrow in front of the site and should the application be approved, there would be no room to widen the road in future. In response to this concern, it is confirmed that the Transportation Unit has no plans to widen this part of the county road, and it is not considered that there would be a different substantial increase in transportation along this road compared to the transportation that currently uses it. As explained above, the Transportation Unit does not object to the submitted proposal on the grounds of road safety.

6. Conclusions:

- 6.1 Having considered the above assessment, it is believed that the proposal is still acceptable on the grounds of principle, location, setting, materials, road safety, visual amenities, drainage and residential amenities and complies with relevant local and national planning policies and advice.

7. Recommendation:

- 7.1 To approve subject to condition

1. In accordance with the plans/details submitted with the application