

PLANNING COMMITTEE	DATE: 05/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

**Number: 3**

**Application Number: C18/0249/41/MG**

**Date Registered: 21/03/2018**

**Application Type: Reserved Matters**

**Community: Llanystumdwy**

**Ward: Llanystumdwy**

**Proposal: Reserved matters application to erect 15 residential dwellings to include 5 affordable units approved as an outline application under reference C14/0061/41/AM**

**Location: Madryn Arms, Chwilog, Pwllheli, Gwynedd LL53 6SH**

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

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## 1. Description:

- 1.1 This application is a reserved matters application following an outline permission under reference C14/0061/41/AM to erect 15 dwellings to include five affordable units. This reserved matters application only deals with the layout, scale, appearance and landscaping of the site. Access matters have been approved under the outline permission.
- 1.2 The site is mainly on flat, agricultural land that borders the main current built form of Chwilog to the north and east. The development would mean reorganising the layout of the Madryn Arms car park and losing some of its garden in order to create a suitable entrance. There is an established 'clawdd' along the western side of the site with mature trees on top and a ditch flowing at its base. South of the site is flat agricultural land with occasional 'cloddiau' and trees.
- 1.3 The proposal will provide one two-bedroom affordable bungalow, 11 terrace and semi-detached houses with three-bedrooms (four of these affordable) and three single, four-bedroom houses in accordance with the outline planning permission. A landscaping plan has been submitted as part of the application.

## 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 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; in making the recommendation the Council has sought to ensure that present needs 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 **Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026, July 2017**  
TRA 2: Parking Standards  
PCYFF 2: Development criteria  
PCYFF 3: Design and place shaping  
PCYFF 4: Design and landscaping  
PS20: Protecting and where appropriate enhancing heritage assets  
Supplementary Planning Guidance Affordable Housing 2009

## 2.4 National Policies:

TAN 12 Design  
Planning Policy Wales (Edition 9) 2017

## 3. Relevant Planning History:

- 3.1 C14/0061/41/AM - Outline planning application to erect 15 dwellinghouses with access from the B5234 and all other reserved matters - APPROVED 31.03.2015

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#### 4. Consultations

Community/Town Council:	No objection
Transportation Unit:	No objection to the proposal.
Welsh Water:	No objection to the application for reserved matters subject to compliance with conditions attached to the outline Planning permission.
Affordable Housing:	Not received
Conservation Officer:	Not received
Biodiversity Unit:	No objection to the proposal.
Natural Resources Wales:	No observations to offer
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period has expired and no observations have been received.

#### 5. Assessment of the material planning considerations:

##### The principle of the development

- 5.1 The principle of the proposal has already been approved through the outline application under reference C14/0061/41/AM. This proposal also includes a new entrance to the site.
- 5.2 The reserved matters which form part of this application are the layout, scale, appearance and landscaping of the site.

##### Visual, general and residential amenities

- 5.3 Policies PCYFF 2, 3 and 4 of the Local Development Plan promotes good building design by ensuring that proposals conform to a series of criteria by aiming to safeguard the recognised features and character of the landscape and the local environment, safeguard the amenities of the local neighbourhood and the visual character by ensuring that building materials are of a high standard and in keeping with the character and appearance of the local area and suitably landscapes the site.
- 5.4 The proposal involves erecting 15 dwellings (including one bungalow) on the site. The principle of the proposal has already been approved by the outline application. The site plan is similar to that submitted as part of the indicative information for the outline application, and the housing provision (in terms of number of bedrooms) is in accordance with what has already been approved via the outline application. The affordable units are in accordance with those approved on the outline application and the floor area of the units conforms to the requirements of the Supplementary Planning Guidance: Affordable Housing.
- 5.5 The original plans submitted proposed a plain design without any local features. The amended plans have been submitted and these propose a design that is considered to be

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better than the original plans, and it is not considered that the proposal can now be refused on the grounds of its design only. It is therefore now considered that the houses are acceptable in terms of their location, size and design. It is proposed to finish the dwellings with a mixture of render and cladding to be agreed.

- 5.6 The site is located behind a row of existing houses and the public house, but there is a track and vacant land/parking located between the site and these dwellinghouses, and therefore it is considered that the proposal would not have a direct impact in terms of over-looking or detrimental impact on the amenities of the residents of these houses.
- 5.7 The public house situated near the access to the site is listed, and the impact of the entrance on the building has been assessed and approved in the outline application. It is noted that there have been discussions regarding the cobbles situated directly in front of the public house and the possibility of using these to create a pavement to link the site with the existing pavement that runs through Chwilog. It is noted that these cobbles are outside the application site and are therefore subject to a discussion and further separate permission. The existing public house car park together with vacant land used for parking and outbuildings are situated between the back of the public house and the application site. It is considered that the proposal would not have a detrimental impact on the character or the setting of the listed building and that the proposal complies with the requirements of policy PS20 of the LDP.
- 5.8 It is not considered that the site plan or the proposed houses would have a detrimental impact on the character or the setting of the listed building.
- 5.9 The amended plans have been submitted regarding the proposed landscaping on the site; this includes a hedge surrounding the site and is in keeping with field boundaries in the vicinity. It is considered that the landscaping, provision of hardstanding area and the proposed external finish are suitable given its location on the outskirts of a village.
- 5.10 It is, therefore, considered that the proposal complies with the requirements of policies PCYFF 2, 3 and 4 as well as PS20.

### **Transportation Matters**

- 5.11 The entrance to the site has already been approved under the outline permission and the Transportation Unit has confirmed that the parking provision, and the estate road within the site are acceptable. It is considered that the proposal therefore complies with the requirements of policy TRA 2 of the LDP.

### **6. Conclusions:**

- 6.1 Therefore, based on the above assessment, I do not consider that the proposal is contrary to any relevant policy. The proposal is unlikely to have a detrimental impact on the amenities of the local area or on any nearby property.

### **7. Recommendation:**

- 7.1 To approve – conditions

1. External finish