

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

Number: 3

Application Number: C14/0386/24/LL

Date Registered: 19/05/2014

Application Type: Full - Planning

Community: Llanwnda

Ward: Llanwnda

Proposal: Renewal of planning application number C08A/0568/24/LL and C09A/0532/24/LL for the erection of 24 dwellings, to include 12 affordable houses, alterations to the existing entrance and the creation of estate roads (amended plan to what was originally submitted).

Location: Land at the rear of Tan y Celyn, Sŵn y Môr and Talardd, Llanwnda, Caernarfon, Gwynedd, LL54 7YN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

1. Description:

- 1.1 The original application to construct 24 houses (including six affordable houses), was submitted to the Committee on 14.12.15, and the Committee determined to approve the application, subject to the applicant signing a Section 106 legal agreement to ensure an element of affordable housing, in addition to ensuring a financial contribution towards provision in the catchment school (Ysgol Felinwnda). As the applicant delayed before signing the legal agreement, the Gwynedd and Anglesey Joint Local Development Plan (LDP) was adopted in July 2017 and as a result, there was a change in the land's status and also, a change in policy. Consequently, the original plans were amended and a number of assessments were updated in order to take the content of the new policies of the LDP into consideration. The site still includes 24 dwellings, but now 12 of these are affordable dwellings as a result of the fact that part of the site is located outside the development boundary as included in the LDP.
- 1.2 The latest plan can be divided into different elements, which include:
- Construction of 24 houses of various designs and sizes, including two bedroom and three bedroom two-storey houses along with a single-storey house.
 - The 12 affordable houses will include a single-storey house for five people, six two-storey houses for four people, and five two-storey houses for five people, that will meet the Development Quality Requirements (Welsh Government DQR standards).
 - The 12 houses on the open market will include two houses for four people, four houses for four people (of a different design) and six houses for five people.
 - A 0.14ha open area is located to the south-east of the application site.
 - Improvements to the existing site by creating standard visibility to the east (along part of the class III county road to Rhos Isaf) along with the creation of a pavement adjacent to the property known as Menai View.
 - Underground sewage treatment plant adjacent to the site's southern boundary.
 - Landscaping within and around the site boundary.
 - Various boundary treatment within and around the site boundary, including a 2.1m high anti-climb fence (adjacent to the railway), an enclosed timber fence, varying from 1.2m in length to 1.8m in height along with a railing fence between the gardens of the houses.
- 1.3 The application site is a plot of land which measures approximately 0.9 hectares, where the northern half is included within the development boundary, and the southern half is located outside the development boundary. Dinas is identified as a Local Village in the Plan's Settlement Strategy, and the section of the site that is within the boundary has not been designated for specific use. To the north of the site is a class III county road which serves Rhos Isaf and Rhostryfan; to the east is an existing gas supply pressure reducing station (where there is an exclusion zone); to the south is the Welsh Highland Railway, industrial activity and an underground sewage treatment plant (where there is also an exclusion zone) and to the west is the empty site of the former Mount Inn with the rear gardens and a private drive for established dwellings.
- 1.4 The site is currently used as pasture. The land slopes down from a height of approximately 5m to the direction of the railway to the south-east of the site. The existing entrance (double gate) to the site is located in the north-western corner of the field.

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

1.5 The following documents were submitted to support the application - Planning Statement, Design and Access Statement, Welsh Language Statement, Preliminary Ecological Assessment, along with a Preliminary Trees Survey.

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 PS1 - the Welsh Language and Culture.

Policy ISA1 - infrastructure provision.

Policy ISA5 - provision of open spaces in new housing developments.

Policy PCYFF1 – development boundaries.

Policy PCYFF2 – development criteria.

Policy PCYFF3 – design and place shaping.

Policy PCYFF4 - design and landscaping.

Policy PCYFF5 - Carbon Management

Policy PCYFF6 - Water conservation

Policy TAI4 - housing in local, rural and coastal villages.

Policy TAI8 - appropriate mix of housing.

Policy TAI15 - threshold of affordable housing and their distribution.

Policy TAI16 - Exception Sites

Policy PS17 - settlement strategy.

Policy AMG5 - local biodiversity conservation.

Supplementary Planning Guidance (SPG) – Affordable Homes (November, 2009).

SPG – Planning Obligations (November, 2009).

SPG – Housing Developments and Open Spaces of Recreational Value (November, 2009).

SPG: Housing Developments and Educational Provision (2009)

Gwynedd Design Guidance (2003).

2.4 National Policies:

Planning Policy Wales (PPW), Edition 9, (July, 2016).

Technical Advice Note (NCT) 12 – Design (June, 2016).

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

TAN 2 Planning and Affordable Housing (June, 2006).

TAN5 Planning and Nature Conservation (2009).

TAN 18 – Transport (2007)

TAN 20 – Planning and the Welsh Language (October, 2013).

3. Relevant Planning History:

- 3.1 Application number C09A/0532/24/LL – amend condition 2 of planning permission number C08A/0568/24/LL to be able to relocate the type of houses on the site (plots 4-12 including 17 and 18, 21-23 and to modify the design of plots 7-12) approved in March 2010 with a legal agreement under Section 106 to ensure a supply of six affordable homes for general local need.
- 3.2 Application number C08A/0568/24/LL – for the erection of 24 two-storey houses, alterations to existing entrance and creation of estate roads approved in August 2009 with a legal agreement under Section 106 to ensure six affordable homes for general local need.
- 3.3 Application number C06A/0451/24/AM – outline application for 20 houses approved in July, 2007.

4. Consultations:

Community/Town Council:

Object on the following grounds:-

- The location of the playing field should be moved to the highest part and to the rear of the existing houses, as its current location is too close to the railway and this will entice children to climb over and possibly getting into danger.
- The bungalow should also be relocated to the highest part as it is far away from the main entrance, and it would be very convenient for an elderly or disabled person.
- There are no pavements on both sides of the road for safety purposes for the residents who get off the bus and walk towards the housing estate.

Transportation Unit: No objection, subject to relevant conditions/notes.

Natural Resources Wales: A condition with regard to submitting details of providing and implementing a surface water management system which is to be agreed with the Local Planning Authority.

Welsh Water: Standard conditions relating to the disposal of foul/surface water from the site.

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

Public Protection Unit:	No response.
Biodiversity Unit:	Need to include mitigation measure conditions in any planning permission.
The Welsh Language Service Unit:	<p>The Unit has provided observations on the proposal, and has stated: 'It is agreed that this development is likely to have a positive impact on the language in terms of offering opportunities for people to stay in the area and offering affordable housing that are much needed for local people. It is also felt that care must be taken not to take a situation for granted and assume that we know what the migration pattern will be.</p> <p>This development could be a useful case study for us in future. We would, therefore, like to see a goodwill commitment by Cartrefi Cymunedol Gwynedd to work with Gwynedd Council to gather data and monitor the impact of this development over time. Such commitment will be a valuable contribution towards the County's language strategy, the Welsh Language Promotion Plan for Gwynedd, to understand people's practices and also to understand and mitigate the impact of developments of all sizes on the language.</p> <p>Therefore, we would like to propose a mitigation measure that would see CCG committing to gathering and sharing information (in accordance with Data Protection regulations) about the people and families moving to the development should it be approved, and updating this information regularly over a five-year period.'</p>
Housing Strategic Unit:	Awaiting a response.
Public Consultation:	<p>An amended notice was given on the site and neighbouring residents were re-notified. The advertising period has already expired and correspondence objecting to the application has been received on the grounds of:</p> <ul style="list-style-type: none"> • Road safety - the proposal would mean a more intensive use of the existing sub-standard junction that serves Rhos Isaf and Rhostryfan. • Insufficient pavements before the application site and the A487 county road, especially for school children. • Insufficient parking spaces on the site. • The site is not accessible or sustainable for pedestrians and cyclists. • Insufficient information submitted with the application in order to carry out a more detailed assessment of it. Errors in the documents included within the planning application.

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

- Landscaping the site would be difficult, given that the proposed houses are located close to the application boundaries.
- Living conditions - the proposed houses that are located along the north-western site boundary would have a detrimental impact on the amenities of the houses located between the application site and the A487 on the grounds of overlooking, loss of privacy, noise nuisance and creating dominating structures. There would also be permissive overlooking between the existing houses and the proposed houses.
- The location of the play area is unsuitable because it is far away from the view of many houses, and so close to the railway. It should be relocated to the highest part of the site for the benefit of the wider community. It is also located in wetland.
- The proposal would be an over-development of the site.
- A lack of four bedroom houses in the area, and the amended plan is not similar to the previous plan based on the mixture and type of houses. No evidence of a vast number of 2 bedroom houses.
- The estimated figures regarding the number of children who could derive from the development are too low. As half of the site is outside the development boundary, the application should be refused on the grounds of consistency.
- Need to ensure that a specific sum has been appointed for Ysgol Felinwnda.

In response to the above objections, the applicant's agent has submitted the following information:

- Residential amenities - the Talardd property and the proposed house on plot 19 are the two houses closest to each other, and there is a distance of 23m between them. It is believed that this space is sufficient to ensure that any overlooking and loss of privacy is at a minimum.
- There is no demand for two bedroom houses in Dinas/Llanwnda, because the need relates to three, four and five bedroom houses. The Design and Access Statement along with the Welsh Language Statement and information by Tai Teg proves that the Llanwnda and Bontnewydd Community Council's existing housing needs are based on 2 and 3 bedroom houses, and the mixture of houses included in the proposed plan meets this need.
- Site plan - the existing plan is shaped by the LDP policies (including the location of the development site which means that half the site is now outside

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

the boundary itself) along with the need to provide a recreational space within the site. Concerns were raised by local residents regarding the safety of children using the play area. The amended plans demonstrate that there would be a 2.3m high anti-climb fence between the play area and the Welsh Highland Railway tracks, along with the fact that there would be natural supervision over the area by the houses on plots 9-18.

- Educational contribution - the applicant has been in discussions with the Education Department and the September 2018 figures for Ysgol Felinwnda and Ysgol Bontnewydd show that there is capacity at both schools for the number of pupils that could derive from this development.
- Road safety - there was objection to the application based on the lack of footpaths on both sides of the roads to reach the bus stop. There is already a crossing on the junction with the A487, and the Transportation Unit has no objection to the application subject to including relevant conditions.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy TAI4 of the LDP states that subject to the requirements of Policy TAI15 (the provision of affordable housing for local need), proposals for open market housing in the rural and coastal local villages are permitted if they are acceptable on the grounds of:
- (i) The scale, type and design of the development is in keeping with the character of the settlement; and
 - (ii) That the site is within the development boundary of the settlement.
- 5.2 Policy TAI8 states that all new residential developments must contribute to improving the balance of housing and meet the identified stated needs for the whole community, and refers to providing as many affordable houses as possible for local need; contribute to compensating for the lack of balance in local housing markets; ensure that land use for housing is done in a sustainable manner; ensure the correct mixture of the types and tenures of housing units to meet existing community needs; provide as appropriate for specific housing needs; improve the quality and suitability of the existing houses and ensure a high standard of design.
- 5.3 Policy TAI15 states that housing developments in settlements identified in the settlement hierarchy are expected to contribute towards affordable housing.
- 5.4 Policy TAI16 states that if it can be shown that a local need has been proven for affordable housing that cannot be addressed within a reasonable timescale on a market site within the development boundary which includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing plans immediately adjacent to development boundaries that form a logical extension to the settlement will be approved.

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

5.5 As referred to above, Dinas is recognised as a *Local Village* in Policy TAI4 of the LDP and within these settlements, open market developments and affordable housing on suitable windfall sites within development boundaries are supported. The highest part of the site, that is subject to this application, is located within the development boundary and is therefore consistent with criterion (ii) of Policy TAI4. Given that the principle of developing houses on the site has been approved in the past but has now expired/changed due to the policy circumstances, it is confirmed that this part of the site could be considered as a windfall site that is suitable for development. Although small scale developments are promoted in order to reflect the role of a *Local Village* developing 24 houses on the entire site would involve a higher provision than the indicative figure of 8 units recorded within the LDP. However, the content of Policy TAI4 must be considered in its entirety, including the first guideline that requires such a development to be in keeping with the character of the settlement in terms of its size, type and design. In this case, it is believed that the proposal to construct 24 new houses is acceptable on the grounds of:

- Size - the proposal includes 24 houses and the size, form, appearances and design of the proposed houses will be in keeping with the existing houses in the village based on these elements, and it is presumed that the development will create a logical extension to the form and character of the existing village as it is located to the rear of a terrace of existing established two-storey houses and adjacent to industrial units and the railway.
- Type - 12 affordable houses and 12 open market houses will be part of this development. As part of the Design and Access Statement, a housing needs assessment was submitted which confirms that there is a great need for two bedroom housing (Gwynedd Council Housing Options Team, 2018), with 41 applications having been assessed and confirmed within the Llanwnda, and 71 applications assessed and confirmed in Bontnewydd for two bedroom houses. The need for three bedroom houses is also clear, having assessed 37 applications in the Llanwnda area and 57 applications in Bontnewydd. The Tai Teg list also highlights and confirms the need for two and three bedroom affordable housing in the area.

5.6 Policy TAI15 states that housing developments in settlements identified in the settlement hierarchy are expected to contribute towards affordable housing. Within the context of this particular policy, the proposal will include the provision of two affordable houses within the development boundary (namely, 20% of the development within the boundary) and 10 affordable houses outside, but adjacent to, the development boundary (rural exception site). The proposal, therefore, will involve the provision of 12 affordable houses, that is equivalent to 50% of all units intended to be constructed as part of this application.

5.7 Policy TAI8 promotes a sustainable mixture of housing in order to contribute to improving the balance of housing and meet the needs of the local community. As referred to above, the proposal includes a mixture of open market housing and affordable housing. The affordable houses will include six 2-bedroom houses, five 3-bedroom houses and one bungalow for special needs. The open market houses will include six 3-bedroom houses, four 2-bedroom houses, along with two 2-bedroom houses of various designs. It is believed that this mixture of housing is attractive for a wide range of the local population, including young people and families who wish to remain in the local community. In addition, the need for affordable housing is based on evidence submitted by Cartrefi Cymunedol Gwynedd as part of this application.

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

- 5.8 Policy TAI16 states that if it can be shown that a local need has been proven for affordable housing that cannot be addressed within a reasonable timescale on a market site within the development boundary, as an exception, proposals for 100% affordable housing plans immediately adjacent to development boundaries that form a logical extension to the settlement will be approved. It has already been mentioned that the site is considered a logical extension to the settlement. Given the submitted information for the need for affordable housing in the area (as part of the DAS), it is clear that there is a need in the area for more affordable houses than what can be provided as a percentage of the sites within the boundary.
- 5.9 Based on the above assessment, the need for open market housing and affordable houses is supported and confirmed and it is considered that the proposal is acceptable in principle based on the requirements of Policy TAI4, TAI8, TAI15 and TAI16 of the LDP, provided that the development also complies with other relevant policies in the LDP.

Visual amenities

- 5.10 The site is located on the outskirts of Dinas and to the rear of an existing development which runs along the edge of the trunk road and is near the sewage treatment plant and gas supply pressure reducing station. It is believed that the site forms a logical extension to the built form of the village and the site plan for the houses reflects the density and design of the houses in the village. Most of the houses will be visible along the northern boundary of the site adjacent to the class III county road where approximately 40m of the existing *clawdd* will be reduced to approximately 1m to secure sufficient visibility which meets road safety requirements. The main views from the site will be to the east from higher grounds but they would be some distance away.
- 5.11 The appearance of the proposed houses will be in the form of traditional two-storey houses with features such as natural slate roofs, grey coloured UPV-c windows and walls of off-white coloured render, horizontal timber boards and clean brickwork. The existing dwellings in the vicinity of the site are of varied designs and materials and, although the proposed houses would be of a modern design, it is believed that they would not impact the visual amenities of this part of the village. Policy TAI4 of the LDP states that it should be ensured that the design is of a high standard and that the proposed houses are in keeping with the character of the settlement in terms of scale and type. Any planting and landscaping work on the site will be subject to relevant planning conditions. To this end, it is believed that the proposal is acceptable based on the visual amenities and, therefore, conforms to the requirements of Policy PCYFF2, PCYFF3, PCYFF4 and TAI4 of the LDP.

General and residential amenities

- 5.12 As referred to in the above assessment, the site is located behind existing buildings which include relatively large two-storey houses as well as an industrial units/workshops. These houses are located to the west of the site and a private drive and rear gardens define this side of the site. Although it is acknowledged that objections have been received from nearby occupants based on loss of privacy, noise nuisance and the creation of dominating structures, there is a varied distance of 23-31m between the rear of the existing houses and the rear of the proposed houses and it is believed that this empty space, as well as existing vegetation and the design/location of the proposed houses, is acceptable on the grounds of protecting reasonable privacy and overlooking. Nevertheless, due to the nature of the proposal, it will be natural to

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

see an increase in disturbance in and out of the site compared to the existing arrangement, but this change in character will not create a detrimental or unacceptable impact. It must also be borne in mind that this part of the site has been included within the development boundary for many years (in the first UDP and then in the LDP) and, therefore, the principle of the development on the site has been established through the designation within the boundary. To this end, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF2 and PCYFF3 of the LDP.

Transport and access matters

- 5.13 The proposal includes improvements to the existing entrance to the class III country road by widening the existing entrance to the agricultural field along with cutting approximately 40m of *clawdd* to the east in order to ensure sufficient visibility that complies with statutory guidelines. The proposal also provides safe footpaths for pedestrians in and out of the site, along with the provision of a footpath between the entrance to the site itself and the adjacent A487 county road. These objectives were included in the local policy pre-plan on the form of a development brief for this particular site. Although objections from local occupiers regarding the increase in transportation and the lack of footpaths are acknowledged, the Transportation Unit has no objection to the proposed arrangement, subject to including relevant conditions. The proposal is also acceptable on the grounds of preparing facilities for parking, travelling and allowing access to the houses themselves, and is accessible based on its location. It is, therefore, believed that the proposal complies with the requirements of Policy TRA2 and TRA4 of the LDP.

Relevant Planning History

- 5.14 As referred to above, a history of planning permissions for residential developments on this site dates back to 2007 on this site, and the principle of developing half of the site has already been accepted under application number CO8A/0568/24/LL, which was approved in 2009. It is also noted that the plan for the houses, gardens, the entrance and internal roads included in this amended application reflects extensive elements of the plan approved back in 2009.

Infrastructure matters

- 5.15 Developing the site has been somewhat restricted due to the presence of a sewage treatment plant and a gas supply pressure reducing station which means that no part of the development can be located within a specified distance to both stations. Apart from these restrictions, the infrastructure based on the requirements of Welsh Water and Natural Resources Wales is acceptable subject to including suitable conditions on any planning permission. It is, therefore, believed that the proposal is acceptable based on the requirements of Policy ISA1 of the LDP.

Linguistic and Community Matters

- 5.16 In accordance with the requirements of Policy PS1 of the LDP, an amended Welsh Language Statement was submitted.

5.17 The Statement comes to the following conclusions:

- All houses would be constructed by a registered social landlord and this landlord, after receiving planning permission, will be the owner of the site and responsible

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

for managing all houses, ensuring that the housing costs are affordable for local people.

- There is a recognised need for two bedroom and three bedroom houses in the Llanwnda area.
- In the short-term, the development would create opportunities for local construction businesses as it is thought that local construction employment needs can be met with 74.1% of the population of Gwynedd who work in the construction sector speaking Welsh. It would, therefore, be likely that a high percentage of construction workers on this site speak Welsh.
- A situation of this kind would help support the local economy where the Welsh language is strong.
- Constructing these houses would create opportunities for local Welsh speakers to stay within the community or to be an attraction for Welsh speaking families to return to the area, with the potential of increasing the use of the language locally.
- Positive measures to improve the language includes, (i) a commitment to support the local supply chain; (ii) an emphasis on using local labour; (iii) an emphasis on using Welsh street and house names for the development, and (iv) an emphasis on bilingual signage - the requirements of (iii) and (iv) above could be included as conditions in any planning permission.

5.18 As the proposal involves providing more units than was anticipated for the settlement, evidence for (i) the site's construction timetable and (ii) the household linguistic background of the children who currently attend primary school, must be submitted as this would then give us a fuller picture of when the impact would happen, and of the current situation. In response to this requirement, the following information was submitted:

- Construction work timetable - it was confirmed that it is intended to develop the entire site within a two-year period. It could be ensured that a supply of affordable houses is available to meet any local need within a reasonable timescale by including a relevant condition within any planning permission.
- Impact on the Welsh language within the local schools - figures were submitted in the Welsh Language Statement (received from the Education Department) that states that it does not appear that the Welsh language situation in the relevant primary and secondary schools (Ysgol Gynradd Felinwnda, Ysgol Bontnewydd and Ysgol Syr Hugh Owen) is fragile and that the development would contribute towards supporting the future of these schools. It is anticipated that the majority of families (especially in the affordable houses) would be local or would have relocated from other areas in Gwynedd, and who already attend Welsh schools and are Welsh speakers. To this end, therefore, it is not anticipated that the proposed development would lead to changes in the use of the Welsh language within the local abovementioned schools.

5.19 As already mentioned, the Council's Language Unit has provided a response, which states: 'It is agreed that this development is likely to have a positive impact on the language in terms of offering opportunities for people to stay in the area and offering affordable housing that are much needed for local people. It is also felt that care must be taken not to take a situation for granted and assume that we know what the migration pattern will be.' They recommend proposing a mitigation measure that would require Cartrefi Cymunedol Gwynedd (the prospective buyer of the site if this application is approved) to commit to gathering and sharing information about the people and families who would move into the houses (in accordance with the Data Protection regulations). However, including this recommendation on the form of a planning condition would not comply with the statutory tests regarding the use of conditions on

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

planning applications, because approving this application would be unacceptable upon receiving this information. Nevertheless, the applicant's agent is now aware of the Language Unit's observations on this current application.

- 5.20 Given the information above, along with including appropriate conditions in any permission, it is believed that this amended application complies with the requirements of Policy PS1 of the LDP.

Affordable housing matters

- 5.21 As referred to previously, the element of the proposal relating to affordable homes is considered acceptable in terms of the number and type. Consequently, and although it will be a registered social landlord developing and managing all of the affordable houses, it will be required to ensure that 12 of the 24 houses are affordable houses for local need, and it will be possible to do this by including an appropriate condition involving arrangements to provide and manage affordable houses on the site in order to ensure affordability and management in future. By doing so, it is considered that the proposal complies with the requirements of policy TAI15 and TAI16 of the LDP.

Open spaces

- 5.22 As required for housing developments of 10 or more houses, the plan includes a 0.14ha recreational open space to meet the needs of the development and also to be available for the children of the area. The Joint Planning Policy Unit has confirmed that the size of the open space for the development complies with the requirements of Policy ISA5 of the LDP, and also complies with the requirements of SPG: Housing Developments and Open Spaces of Recreational Value, due to a current lack of recreational spaces in the village. Although objections have been received by nearby residents to the location of the recreational space, it is believed that its location is acceptable, given that there is natural supervision of this space by an extensive number of houses within the development, and no alternative use can be made of this part of the site, taking the construction restrictions into consideration, and given its proximity to the gas sub-station and the proposed sewage treatment works.

Education Matters

- 5.23 As already referred to, the SPG: Housing Developments and Educational Provision document (November, 2009) is relevant here. Based on the formula in this document, and based on the number and type of houses that are part of the development, 11 places would be required in a primary school. Figures received by the Council's Education Department Information Officer (based on September 2018 figures) confirm that capacity is available for 17 additional pupils at Ysgol Felinwnda and 303 additional pupils at Ysgol Syr Hugh Owen. To this end, and based on the requirements of the above SPG, a financial contribution towards educational provision in the catchment area's school is not required.

Biodiversity

- 5.24 As part of the application, a Preliminary Ecological Assessment and a Preliminary Trees Assessment were submitted with this amended application. The Ecological Assessment comes to the conclusion that the site is of low to medium ecological value and, although some ecological impact have been noted within the Assessment (e.g. nearby otter habitat), such impacts could be managed should the applicant undertake the mitigation measures noted in the assessment itself. It will also be required to include

PLANNING COMMITTEE	DATE: 17/12/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	CAERNARFON

condition(s) that safeguard the trees on the site's outskirts before and after the development. Following the Biodiversity Unit's observations, it is also proposed to retain the *clawdd* that runs along the southern boundary of the site with the railway, and erect a safety fence within the site. In response to the Biodiversity Unit's Ecological Assessment and the Trees Survey, although there is no objection to the application, mitigation measures included within the Ecological Assessment regarding safeguarding local biodiversity will need to be included. Therefore, the proposal is acceptable on the basis of the requirements of Policy AMG5 of the LDP.

6. Conclusions:

- 6.1 Taking the above assessment into consideration, and having considered all the relevant matters including the current local and national policies and guidance, as well as all the objections and observations received, it is considered that this amended proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions:

1. Five years.
2. In accordance with the plans.
3. Natural slates/external materials.
4. Highways.
5. Natural Resources Wales
6. Welsh Water.
7. Landscaping (including the construction of a new *clawdd*).
8. Removal of permitted rights for the affordable homes
9. Affordable housing details.
10. Biodiversity mitigation measures.
11. Working hours.
12. Construction Method Statement (to include details on parking for construction vehicles, the storage of goods and equipment along with dust and dirt mitigation measures).
13. Ensure Welsh names on the estate/houses.