
PLANNING COMMITTEE 1/4/19

Present: Councillor Elwyn Edwards – Chair
Councillor Eric M. Jones – Vice-chair

Councillors: Stephen Churchman, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Elin Walker Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Gareth A. Roberts, Eirwyn Williams, Gruffydd Williams and Owain Williams.

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Planning Manager), Keira Sweeney (Development Control Team Leader), Gareth Roberts (Senior Development Control Officer - Transport), Rhun ap Gareth (Senior Solicitor) and Bethan Adams (Member Support Officer).

Apologies: Councillor Linda A. W. Jones (Local Member).

1. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest were received from any members present.

2. MINUTES

The Chair signed the minutes of the previous meeting of this Committee, that took place on 4 March 2019, as a true record.

3. PLANNING APPLICATIONS

The Committee considered the following applications for development.

Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

1. Application no. C17/0512/03/AM – Former Gwylfa Garage Site, Ffordd Manod, Manod, Blaenau Ffestiniog

Outline application with all matters reserved to erect seven detached single storey dwellings for the elderly with associated developments.

- (a) The Planning Manager elaborated on the background of the application, and noted that the site was located within the development boundary of Manod in Blaenau Ffestiniog. It was noted that the site could be suitable for a housing development, but insufficient information had been received to fully assess the application against the relevant policies. It was reported that the agent was contacted on many occasions to obtain additional information, but no additional information was received. It was explained that the application had been submitted since 2017, and sufficient time was given for the applicant to submit additional information, therefore it was determined to assess the application. It was noted that although it was an unfortunate situation, the matter had to be concluded.

Attention was drawn to the recommendation to refuse the application. It was elaborated that the site could have been suitable if the applicant wished to submit an application with the requisite information.

- (b) It was proposed and seconded to refuse the application.

In response to a question by a member in relation to deferring the application, the Planning Manager noted that the applicant had been given a reasonable amount of time to submit information. In response to a further question, she elaborated that no justification had been received to provide seven identical houses, therefore the proposal was not in-keeping with the requirements of the Supplementary Planning Guidance - Housing Mix.

It was asked whether the housing development was for a housing association. In response, the Planning Manager confirmed that no housing association was involved with the proposal.

RESOLVED to refuse the application.

Reasons:

1. The proposed development does not achieve the appropriate mix of housing or provide any affordable housing and, therefore, it is considered that the proposal is contrary to the relevant requirements of policies ISA 1, TAI 8 and TAI 15 along with the relevant requirements of Supplementary Planning Guidance - Affordable Housing and Housing Mix.
2. The application as submitted does not provide evidence to prove the need for the type of units as proposed. Consequently, it is believed that the proposal is contrary to section 1c of Policy PSI as the impact on the Welsh language cannot be considered.

2. Application No. C18/1198/45/AM – Former Hockey Pitch, Allt Salem, Pwllheli

Build 15 new dwellings, of which five were affordable, create a new vehicular entrance and internal access road.

- (a) The Planning Manager elaborated on the background of the application and noted that the application was an outline application, with the access and layout forming part of the outline application and were matters for consideration. It was explained that matters concerning appearance, landscaping and scale were reserved matters, and therefore were not matters for consideration as part of the application. It was noted that the development would include a mixture of single-storey and two-storey housing with two, three and four bedrooms.

It was explained that the site was located within the development boundary of Pwllheli, and had been denoted for housing in the Joint Local Development Plan (LDP). It was noted that five of the houses would be for affordable needs, namely two-bedroom units that included four terraced houses and one bungalow. It was highlighted that the Housing Strategic Unit had confirmed the need for this type of housing in Pwllheli. It was noted that the proposal offered an appropriate variety of houses on the site, thus complying with the requirements of Policy TAI 8 within the LDP and the Supplementary Planning Guidance - Housing Mix.

It was noted that with regard to visual, general and residential amenity matters, it could be ensured that these matters were acceptable through the reserved matters along with the conditions recommended on the submitted application. It was elaborated that the proposal was acceptable in terms of biodiversity and transportation. It was added that the Town Council supported the application

Attention was drawn to the additional observations received that included confirmation from the Joint Planning Policy Unit that the financial contribution required towards play areas / open spaces was £5,001.71. It was explained that the contribution would be ensured via a 106 agreement.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

It was noted that the recommendation had been amended to what was noted in the report, on the grounds of additional information received that the applicant had not held discussions with a housing association in relation to transferring the houses, as the application was currently an outline application, but there was an intention to do so and to construct the houses to housing association building standards ('DQR' standard) that would enable the units to be transferred to a housing association. It was recommended to ensure affordable housing through a condition rather than a 106 agreement because the discount could be assessed under a reserved matters application when details such as design and size were confirmed. It was also recommended to issue an additional condition in order to ensure Welsh names for the houses/estate.

- (b) Exercising the right to speak, the applicant's agent noted the following main points:-
- That this was an outline application, and that the layout of the site and access were to be agreed;
 - Five houses would be affordable, and there was a condition to ensure that this was acceptable for the applicant;
 - As an outline application was submitted, the applicant had not contacted housing associations, but the design of the houses in question were to the 'DQR' standard of social housing. Housing associations had expressed an interest, but no detailed discussions had been held;
 - That the site had been earmarked for housing with fewer houses being developed than what was noted in the LDP;
 - Discussions were held with the Transportation Unit with regard to the location of the access in order to ensure adequate visibility. There was adequate parking provision on the site for the development.
- (c) It was proposed and seconded to approve the application.

During the ensuing discussion, the following main observations were noted by members:

- That there was a need for this type of housing, but that the location needed to be considered. The road leading to the site was narrow and dangerous, with cars parked on the hill. There was concern that the residents would use the back road to the direction of locws, which linked with the A499 near Ysbyty Bryn Beryl. Attention was drawn to the fact that the Town Council was supportive of the application, but highlighted the use of the road that was already a busy road, and that many observations had been received as part of the public consultation with regard to road safety. That there was a need for this type of housing, but that the location needed to be considered.
 - There was no pavement on the road to the site, and the road was narrow and very dangerous, with substantial traffic movements;
 - Satisfied that the development would not make the road more dangerous, and happy to support the proposal;
 - That the time to object to the site as a housing development site was when the LDP was drawn up - happy with the proposal;
 - Would it be possible to create a pavement on the road towards the site to mitigate the risks? The fact that no accidents on the road had been recorded did not mean that an accident could not happen.
- (ch) In response to the above observations, the officers noted:
- That the site had been designated for housing in the LDP - the site would not have been included in the plan if it was not acceptable with regard to transportation. That the recommendation was firm, and caution was needed as it was possible that there would be costs against the Council in an appeal should the application be refused on the grounds of road safety concerns;
 - That the proposal provided five affordable houses and a suitable housing mix;

- That the proposal offered an improvement to the existing situation, as there would be a pavement in front of the site, and an improvement in terms of visibility at the access due to its location. There were traffic calming measures on the hill to slow down traffic, history of pedestrian use and heavy traffic and no accidents, therefore, there was no evidence to show that the road was dangerous;
- It was not possible to create a pavement on the road because the land on one side was owned by various owners, and there was a retaining wall on the other side. It would be possible to place road markings to designate a corridor for pedestrians. This may be a matter for further consideration.

RESOLVED to delegate powers to the Senior Planning Manager to approve the application subject to signing a 106 agreement to ensure the financial contribution toward playing fields / open spaces and subject to the following conditions:

1. The commencement of the development and the submission of reserved matters (appearance, landscaping, scale)
2. Slate on the roof
3. Agree on materials for the external elevations
4. Road conditions
5. Welsh Water condition to connect foul water only to the public sewer
6. Submit and agree on a detailed drainage strategy
7. Relocate reptiles
8. No site clearance work during the bird nesting season
9. Lighting plan in accordance with what is in the ecological assessment
10. Protect hedgerows
11. Fence to protect trees roots
12. Standard condition for large developments to inform of commencement of work
13. Removal of general development rights for the affordable houses
14. Restriction on working hours
15. Agree on a method of ensuring five affordable houses
16. Welsh names for the houses/the estate

The meeting commenced at 1.00pm and concluded at 1.20pm.

CHAIR