

PLANNING COMMITTEE	DATE: 09/12/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 3

Application Number: C19/0858/45/LL

Date Registered: 24/09/2019

Application Type: Full - Planning

Community: Pwllheli

Ward: Pwllheli - North

Proposal: Demolition of existing building and construction of a 3 storey residential building comprising of 28 extra care flats (16 two-bedroom flats and 12 one-bedroom flats, ancillary ground floor uses including communal facilities, office, plant room, bin store and buggy store) and associated car parking and landscaping

Location: Frondeg, Upper Ala Road, Pwllheli, LL535RE

Summary of the Recommendation: RIGHT TO ACT TO APPROVE WITH CONDITIONS, SUBJECT TO RECEIVING AMENDED PLANS FOR THE WINDOW PATTERNS TO THE REAR ELEVATION OF THE PROPOSAL AND ECOLOGICAL MITIGATION MEASURES.

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1. Description:

- 1.1 Full application for the demolition of the existing substantial building and erection of a residential building that would be partly two-storey and partly three-storey, to include 28 extra care flats for people over 55 years (16 two-bedroom flats and 12 one-bedroom flats) and ancillary uses on the ground floor. Externally, parking spaces and associated landscaping would be provided.
- 1.2 The site is located on a site within the town of Pwllheli and within the Conservation Area. Its latest use was as offices, along with various social uses. The use of the current building ended some months ago and the building is now empty. The car park continues to be in use. The site is mainly surrounded by residential houses, and their rear gardens abut the site. The front of the site abuts Upper Ala Road.
- 1.3 The proposal involves demolishing the existing building, and erecting a new building in a U-shape that varies in height from two-storeys to three-storeys in parts. The building is of a modern design with a slate pitch roof and finished in stone, render and metal cladding. The proposal is to provide a car park for 23 vehicles (including 2 for the disabled and open green spaces around the building). The proposal provides an access ramp from the site to Upper Ala Road.
- 1.4 The ground floor of the building would provide 4 two-bedroom flats and four one-bedroom flats along with social and communal facilities (lounge, office, bin storage area and wheelchair storage area, reception and equipment room, etc.). The first floor would provide 7 two-bedroom flats and 4 one-bedroom flats, and the second floor would provide 5 two-bedroom flats and 4 one-bedroom flats.
- 1.5 The following documents/assessments have been submitted as part of the application:
 - Water Conservation Statement
 - Part One Extended Species Survey
 - Design and Access Statement
 - Housing Mixture Statement
 - Community and Linguistic Statement
 - Affordable Housing Statement
 - Traffic Impact Assessment
 - Planning Statement
 - Transport Statement
 - A Pre-application consultation report.

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

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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 **Gwynedd and Anglesey Joint Local Development Plan.**

PS 1 - The Welsh Language and Culture
 PS 2 - Infrastructure and developer contributions
 ISA 1 - Infrastructure Provision
 ISA5 - Provision of open spaces in new housing developments
 PS 4 - Sustainable transport, development and accessibility
 TRA 2 - Parking Standards
 TRA 4 – Managing Transport Impacts
 PS 5 - Sustainable Developments
 PS 6 – Mitigating the Effects of Climate Change and Adapting to Them
 PCYFF 1 – Development Boundaries
 PCYFF 2 - Development criteria
 PCYFF 3 - Design and Place Shaping
 PCYFF 4 - Design and Landscaping
 PCYFF 5 - Carbon Management
 PCYFF 6 - Water Conservation
 PS 16- Housing Provision
 PS 17 - Settlement Strategy
 TAI 1 - Housing in the Sub-regional Centre and the Urban Service Centres
 TAI 8 - An Appropriate Mix of Housing
 TAI 11 - Residential Care Homes, Extra Care Housing or Specialist Care
 Accommodation for Older People
 PS 18 - Affordable Housing
 TAI 15 - Threshold of Affordable Housing and their distribution
 PS 19 - Conserving and enhancing the natural environment
 AMG 5 – Local Biodiversity Conservation
 PS 20 - Conserving and enhancing heritage assets
 AT 1 - Conservation areas, World Heritage Sites and Landscapes, Parks and
 Registered Historic Gardens.

Supplementary Planning Guidance - Open Spaces in New Housing Developments
 2018

Supplementary Planning Guidance – Affordable Housing 2019

Supplementary Planning Guidance - Housing Mix 2019

Supplementary Planning Guidance - Maintaining and Creating Distinctive and
 Sustainable Communities 2019

2.4 **National Policies:**

Planning Policy Wales, Edition 10, 2018

TAN 2: Planning and Affordable Housing 2006

TAN 5: Planning and Nature Conservation 2009

TAN 12: Design 2016

TAN 18: Transport 2007

TAN 20: Planning and the Welsh Language 2017

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3. Relevant Planning History:

2/25/GC 387 - Extension to existing workshop for young people under a youth community scheme - APPROVED 17 March 1983.

2/25/387A – Demolition of toilet block – APPROVED 17 May 1993

C97D/0031/25/R3 – Demolition of building within the Canolfan Frondeg site – APPROVED 28 April 1997.

C97D/0239/25/R3 – Erection of porch and canopy – APPROVED 14 July 1997

C04D/0325/45/R3 – Changes to Car Park and access - APPROVED 11 August 2004

4. Consultations:

Community/Town Council: Agree

Transportation Unit: No objection to the proposal. The design includes parking within the curtilage at a level that is appropriate to the proposed use and offers an opportunity to provide more parking on the nearby street.

As shown on the Site Plan, it is recommended that the developer improves the pedestrian links between the site and the town centre by widening the pavement on the northern side along the road known as Upper Ala.

I cannot see a detailed plan for this widening work, therefore, I recommend including conditions/a note with any planning permission granted to present the work under an agreement under section 278 of the Highways Act. An appropriate condition is needed to also introduce CTMP before commencing the work.

Recommend that the suggested conditions / notes are included in the full response.

Welsh Water: Conditions to include a drainage plan.

Public Protection: Not received

Natural Resources Wales: No observations to offer

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Biodiversity Unit: Comments 22.10.2019

Biodiversity

The old Gwynedd Council building has a complex roof; therefore, it is likely to provide roosts for bats and for birds, such as nesting black swallows.

The applicant must provide a protected species survey (bats and nesting birds) undertaken whilst the bats are active during the summer months (May to September). The report should include a mitigation strategy.

The applicant should provide an Ecological Impact Assessment that follows the guidelines produced by CIEEM in 2016. This report should include a habitats survey, a map of habitats, in particular those listed under section 7 of the Environment (Wales) Act 2016. Areas (in square metres) of temporary and permanent habitat loss must be provided.

Section 6 of the Environment Act (Wales) sets out a duty on every public authority to protect and improve biodiversity. Public authorities must attempt to maintain and enhance biodiversity when exercising functions in relation to Wales, and promote the resilience of ecosystems, as far as it is consistent with the appropriate practice of those functions.

I recommend that the applicant provides a Biodiversity improvement plan, for example, the new building should include features for wildlife such as boxes for bats and black swallows.

Sustainable Development

Demolition is destructive and causes much waste; re-building uses new resources.

Comments 20.11.2019

Many thanks for a copy of the extended Phase 1 Habitat Survey by AES-Ltd.

The report is of an acceptable standard and covers most of my concerns about the development

A number of recommendations are made at the end of the report. In order to be able to decide on this application I believe that these need to be firmed up into a Mitigation Statement which could then be conditioned. This statement needs to be written by, or with the input of an ecologist.

It should include:

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- details of demolition to minimise potential impacts on bats and birds, including timing and method of roof removal.
- specific details of what bat boxes will be included in the new structure and their locations. The locations should also be included in amended plans.

Little mention is made in the report of nesting birds on the existing structure – House Sparrows, Swift and House Martins specifically. As we do not know if these species were using the structure (it does look highly suitable) a precautionary approach should be taken and plentiful nesting provision for the three species should be incorporated into the new structure. Again, amended plans detailing number and location of nest boxes should be presented prior to determination.

Conservation
Officer:

The site is located within the Pwllheli conservation area with a number of nearby listed buildings. The proposal involves demolishing the existing building, and erecting a new building on the site. It is not believed that the proposal would disrupt the listed buildings in this case.

The building is striking within the Pwllheli conservation area with features that contribute to the character, e.g. girls and boys above the doors, and the size of the window openings that are characteristic of old schools in the area. The design and access statement submitted with the application states as follows: “It is of 1930’s design built for a specific purpose and is not considered to contribute to the overall conservation area of Pwllheli due to its design and location when compared to the overall conservation area of Pwllheli”. I do not agree with this statement, and it is considered that the design and character of the building contributes to the setting of the conservation area, which also includes the location outside the centre that is on an elevated and prominent site within the area. It is considered that demolishing the building will be a loss to the character of the conservation area in this case.

Strategic Housing
Unit:

The information in the affordable housing statement is consistent with the information of the need in the area.

Based on the above information it seems that the Plan addresses the need in the area.

The Housing Association is a partner for this development and the properties will meet the Development Quality Requirements - DQR.

It was included within the programme to receive a Social Housing Grant from Welsh Government.

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Land Drainage
Unit:

Initial observations

Since the 7th of January 2019, sustainable drainage systems (SDS) will be required to control surface water for every new development of more than one dwelling or where the building area with drainage implications is 100m² or more. Drainage systems have to be designed and constructed in accordance with the statutory standards for sustainable drainage published by Welsh Ministers.

These systems have to be approved by Gwynedd Council in its role as a CCS Approval Body prior to the commencement of the building work.

Due to the size and nature of the development, it is likely that an application will need to be provided to the SDS Approval Body for approval before the construction work commences. The planning application suggests that the developer intends to direct surface water to a soakaway; however, until an application is made to the CCS, there is no assurance that the site plan would enable compliance with the full suite of national SDS standards.

Comments after receiving the Water Conservation Statement

The content of this document will be of interest in the context of the SAB application for the site in the future; however, the unit has no comments to make at present regarding land drainage or flood risk associated with the planning application.

Welsh Language
Service:

The identified risk/impact identified is neutral and has some positive impact.

In general, there is agreement with the opinion noted in the statement; however, it should be considered how it is possible to measure the secondary impact of the development when relocating residents and the possibility of leaving empty properties on the open market.

Local Health
Board:

Not received

The Council's
Adults, Health and
Well-being
Department

The Adults, Health and Well-being Department is supportive of the application and the opportunity to obtain alternative housing units that will be able to serve the town of Pwllheli and the broader communities of Pen Llŷn. The Extra Care provision model is well established and it is popular in other areas and we would wish to extend the

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number of such living units to other locations across Gwynedd. The development would offer a resource of a high standard of design that would facilitate the provision of care as it is accessible and convenient and cheap to maintain and heat compared to the current provision.

Investigations* and surveys anticipate that the demand on services for older people will increase over the next 20 years and the town of Pwllheli and surrounding communities has been identified as a growth area. We are aware that there is no provision of sheltered housing at present and that there is a lack of smaller units that are suitable for people with care needs. Pwllheli is a traditional market town that serves a broader area and therefore we would be confident that the development, due to its convenient location within walking distance to the town and ancillary services, would be popular and sustainable.

The proposed model has been adapted to address the requirements of smaller towns and the resource would be able to serve people with care needs as well as older people over 55 years of age. The units would increase during the provision and would offer opportunities for people with care needs, thus releasing other units that are under-occupied or unsuitable for them.

*Older People Accommodation Strategy, Status Analysis for the Dwyfor area, Local Housing Needs Assessment.

Gwynedd
Archaeological
Planning Service:

A heritage impact assessment is needed for this proposal.

Public Consultation:

A notice was posted on site and in the local paper and nearby residents were informed. The advertising period has ended and the following comments were received:

- Overlooking
- Dominant
- Noise impact
- Loss of light

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposed site is located in the centre of Pwllheli town and within the development boundary and Conservation Area. In accordance with Policy PCYFF 1, proposals will be approved within development boundaries in accordance with the other policies and proposals in the Joint Local Development Plan, national planning policies and other material planning considerations.

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- 5.2 This is a proposal to demolish the existing substantial building and erect a residential building that would be partly two-storey and partly three-storey. It would include 28 extra care flats for people aged over 55 years (16 two-bedroom flats and 12 one-bedroom flats) and ancillary uses on the ground floor/externally, including communal facilities, an office, plant room and stores and a bin storage area, along with parking spaces and associated landscaping.
- 5.3 The proposal is described as extra care flats for those aged over 55 years, and the floor plans show that all the flats are self-contained with a bedroom(s), bathroom, lounge and kitchen, as well as a communal lounge and relatively small kitchen attached to it. Policy TAI 11 deals with proposals for residential care homes, extra care housing or specialist care accommodation for older people. Paragraph 6.4.74 of the explanation to this policy confirms that the residential care housing that include nothing but a bedroom (and possibly a bathroom), but with everything else communal, including meals, can be considered as use class C2. Other developments based on self-contained accommodation with only a warden present and no direct care provision would be considered as use class C3. In order for extra care facilities to be considered as use class C2, the plan should include extensive communal facilities. In this case, it is not considered that the communal facilities are sufficient for considering as use class C2, and therefore, the development is assessed against policies TAI 1-4 and all other relevant policies in the Plan.
- 5.4 The Adults, Health and Well-being Department has confirmed that they are supportive of the application and that the demand for this type of provision will increase over the next 20 years, with Pwllheli identified as a growth area. As the proposal is located within the development boundary and on a brownfield site within a suitable distance to the town centre, and as there is a need for the provision, it is considered that the proposal complies with the requirements of policy TAI 11.
- 5.5 Policy TAI 1 approves the erection of houses within suitable sites within the development boundary, and policies PS18 and TAI 15 seek to ensure a suitable provision of affordable housing and in the Urban Service Centres, the threshold figure notes that affordable housing needs to be provided for plans of two or more residential units. Since the proposed development proposes 28 residential units, this is in line with the requirements noted in the relevant policies for making a contribution to affordable housing.
- 5.6 As Pwllheli is located in the 'Larger Coastal Settlements' Housing Price Area in the Plan, it is noted that providing 30% of affordable housing would be viable. In this case, Cartrefi Cymunedol Gwynedd (ADRA) is the applicant, and it is alleged in the information submitted with the application that 100% of the units will be affordable, which means that the proposal satisfies the requirements of policy TAI 15. The Housing Strategic Unit has also confirmed that the proposal meets the requirements of the area, and that the Housing Association is a partner for this development and that the property will meet the DQR requirements, and that it is included within the programme to receive a Social Housing Grant.
- 5.7 Policy TAI 8 'Appropriate Mix of Housing' seeks to ensure that every new residential development contributes to improving housing balance and meets the needs noted for the entire community. The Supplementary Planning Guidance Housing Mix (2018) note: "Every proposal for residential development is expected to provide market housing and/or affordable housing that meet the proven need and demand for housing." It is noted that the applicant has submitted an Affordable Housing Statement and Housing Mix Statement with the application, and that the proposal proposes a mix of

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one and two bedroom units, based on a specific need, for those aged 55 years or over in the area. The Housing Strategic Unit has confirmed that the proposal meets the need in the area and therefore, in this case, it is considered that the housing mix proposed is appropriate and meets the requirements of the policy and the SPG.

- 5.8 Based on the above, it is therefore considered that the proposal complies with the requirements of policies PCYFF1 Development Boundaries, PS16 Housing Provision, PS17 Settlement Strategy, TAI 1 Housing in the Sub-regional Centre and urban service centres, TAI 8 Appropriate Mix of Housing, TAI 11 Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for Older People, PS 18 Affordable Housing and TAI 15 Affordable Housing Threshold and Distribution of the Local Development Plan and that it is acceptable in principle.

General and residential amenities

- 5.9 The proposal is for the demolition of the existing building as well as the erection of a new building that varies from two to three-storeys for residential use in the form of flats, with the communal elements located on the ground floor. The existing building is substantial and, until recently, was used as offices and for various community uses. The building is now empty and the community uses that used to be made of the building have already been relocated. Currently, the car park around the site continues to be used.
- 5.10 The proposed building is partly two-storey and partly three-storey and is in a U-shape form. The proposal includes a traditional pitch roof with modern elements, including flat roofed sections and dormer windows with a flat roof and metal cladding. The rest of the building is to be finished with render or stone and this is considered acceptable.
- 5.11 The front elevation of the new building would be three-storeys with a gable end on each end appearing to be partly two-storeys in the centre with a roof space and dormer windows. This elevation faces Upper Ala Road and traditional residential terraced houses located on the opposite side of the road. The raised floor level, above the road level, would be similar to the existing, and there is a proposal to provide an access ramp from the site to the road and public pavement. This elevation is considered acceptable and that it would not cause a detrimental visual impact or have an impact on the amenities of the nearby houses in this location.
- 5.12 The rear elevation of the new building is partly two-storeys and partly three-storeys and faces the rear of the Penlon Llŷn housing terrace. The proposal uses the area between the new building and the boundary with the gardens of the housing terrace in this location as a communal garden. The car park located to the east of the building would be retained for parking uses (to the rear of 8-22 Penlon Llŷn, 7-9 Gaol Street, and 5-15 Upper Ala).
- 5.13 The two-storey section of the new building is located to the rear of numbers 24-26 of Penlon Llŷn, and the three-storey section is located to the rear of 28-32. The two-storey section of the new building is located between 7 and 10.5m away from the boundary wall of the rear gardens of the terraced housing, and the three-storey section is located between 10 and 16m away from the boundary wall. The distance between the building and the boundary wall increases as you travel to the west, which reflects the increased height from two-storeys to three-storeys. It is considered that the distances between the new building and the boundary (which varies from 7m to 16m), and the rear of the

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terraced housing (which varies from 17-20m from window to window) is acceptable and a feature of a town centre development.

- 5.14 It is noted that concerns have been raised in relation to the corridor and lounge windows on floors 1 and 2 in the three-storey section in terms of their size and the need to partially obscure them in order to mitigate against substantial unacceptable impacts. There is concern about these specific windows due to their size, which is similar to a door, and as they are located in the lounges of the proposed flats. It is considered that it would be possible to reduce the impact of this overlooking by reducing the size of the windows/obscure/provide appropriate mitigation or moving the openings, and Officers are in discussions with the agent in order to ensure a suitable solution.
- 5.15 Use of the land to the rear of the new building and to the rear of houses no. 24-32 Penlon Llŷn as a communal garden would be acceptable and no worse than use as a general residential garden or existing use as a car park. It is not considered that it would have a substantial detrimental effect on the amenities of the nearby residents.
- 5.16 The eastern gable end of the new building includes two sections that extend to the east - one is two-storey and the other is three-storeys. There is a distance of at least 10m between the new building and the closest garden of existing properties (15 Upper Ala) and the existing car park and existing access to the site is located between the new building and the existing terrace. This is considered acceptable and that the proposal will not have a substantial detrimental impact on nearby residents to this end.
- 5.17 The elevation of the western gable end of the new building is all three-storeys and extends for 37m along the same line as the existing building which is parallel to the boundary of the site which is approximately 6m away. This elevation abuts the garden of a residential property (Tŷ Winllan) and Masonic Hall. It is not considered that the new building has a detrimental impact on the amenities of the Masonic Hall - there is a distance of 5m between the new building and the boundary and a further 15m to the building and the Masonic Hall's car park is located between it and the boundary.
- 5.18 The Tŷ Winllan property is located on Upper Ala Road and has a substantial rear garden. The garden is on split levels and the section to the western side is completely private, along with the patio/decking alongside. This property does not have any windows that face the proposal site, and the completely private sections of the garden would remain private despite the proposed development. The eastern section of the garden includes wooded sections and open sections and it abuts the application site. The proposal submitted has been designed to protect the section of garden in Tŷ Winllan that is open and abuts the application site directly, and despite the fact that this section remains as three-storeys, it is considered that the number, location, nature and size of the windows have intentionally been made smaller / different to the rest of the windows on this elevation in order to prevent any overlooking that would be considered unacceptable. Based on the plans submitted and what is currently located on the site, it is not considered that the proposal would have a substantial unacceptable detrimental impact on the Tŷ Winllan property, to a greater degree than what currently exists. It is acknowledged that this will lead to changes in terms of use and the building compared to the current situation, but it is not considered that this, in itself, creates a detrimental situation to the degree where it would be unacceptable.
- 5.19 The site is located within the Pwllheli Conservation Area, and backs onto listed buildings 5-7 and 11 Upper Ala (where the proposed car park is to be located). A Design and Access Statement has been submitted for the proposal and this includes a chapter on the impact on heritage, and this has been highlighted to the Gwynedd

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Archaeological Planning Service. No response was received from the Archaeological Service. The Council's Senior Conservation Officer has expressed concern regarding the demolition of the building, and has noted that its character and design contributes to the setting of the Conservation Area. Nevertheless, the demolition of the building cannot be objected to without it being formally listed and it is not considered that this is an option in this case. Therefore, having considered the situation in full, it is not considered that the proposal would have a substantial detrimental impact on the Conservation Area or listed buildings around the site.

- 5.20 Therefore, based on the above, and subject to receiving amended plans for some openings to the rear elevation of the building, it is considered that the proposal is acceptable in terms of its design, size, scale and exterior materials, and that the proposal is unlikely to have an unacceptable substantial detrimental impact on any residents or local property. Therefore, it is considered that the proposal complies with policies PS 5 Sustainable Development, PCYFF 2 Development Criteria, PCYFF 3 Design and Place Shaping, PCYFF 4 Design and Landscaping, PS 20 Protecting and enhancing heritage assets, and AT 1 Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

Highways Matters

- 5.21 The proposal involves keeping the main entrance to the site off Upper Ala Road, and close the other two entrances (Upper Ala Road and Penlon Llŷn) by closing the gates. The proposal is to provide parking within an area that is currently used for parking, and the developer intends to improve the pedestrian access between the site and the town centre by widening the pavement on the northern side along Upper Ala Road. A Traffic Impact Assessment and Transport Statement have been submitted as part of the application.
- 5.22 The Transport Unit has confirmed that the design includes parking within the curtilage on an appropriate level for the proposed use and offers an opportunity to provide more parking on the nearby street. No detailed plan has been submitted for the widening work and therefore, it is recommended that conditions/notes are included with any planning permission granted to introduce the work under a section 278 agreement of the Highways Act. In order to deal with demolition and construction traffic, an appropriate condition is needed to introduce a Construction Traffic Management Plan.
- 5.23 On this basis, it is, therefore, considered that the proposal complies with the requirements of policies PS4 Sustainable Transport, Development and Accessibility, TRA 2 Parking Standards, TRA 4 - Managing Transport Impacts.

The Welsh Language and Culture

- 5.24 The indicative supply level for Pwllheli over the Plan period is 323 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011-2018, a total of 78 units were completed in Pwllheli (each one on windfall sites). The land bank, i.e. sites with extant planning permission, in April 2018, was 37 units, with each one of these likely to be built. Based on the above, the proposal does not go beyond the threshold determined in criterion 1b Policy PS 1. It is noted that a Welsh Language Statement has been submitted with the application, and

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the Welsh Language Service has confirmed that, in general, a neutral linguistic risk/impact is identified, with some positive impact noted in the statement; however, consideration should be given to how it is possible to measure the secondary impact of the development when relocating residents and the possibility of leaving property empty on the open market.

- 5.25 Therefore, it is considered that the proposal complies with the requirements of policy PS 1 The Welsh Language and Culture and Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities.

Open Spaces

- 5.26 As the proposal involves erecting more than 10 living units, Policy ISA5 confirms that there is a need to assess the area's needs for providing appropriate open spaces as a result of the proposed development. The Joint Planning Policy Unit assesses areas in relation to the current provision, and confirms the need for the additional provision.

- 5.27 Paragraph 3.4.1 and 3.4.2 of SPG Open Spaces in New Housing Developments (March 2019) states:

"3.4.1 A contribution towards children's play areas will not be sought from one bedroom dwellings, student accommodation, sheltered and elderly housing, extra care facilities and other specialist forms of development where children in the 0-14 age range will not usually be residents. The 2011 Census does not indicate that children live in one bedroom properties.

3.4.2 Similarly, a financial contribution towards the enhancement and development of playing fields and recreational facilities will not be sought from sheltered housing and extra care facilities as residents of this type of development are unlikely to utilise playing fields. It will still be necessary to consider whether such development triggers the need to contribute to neighbourhood amenity open space."

- 5.28 It is noted that amenity areas are being provided on the site for the residents of the development, and there are amenity areas (areas of the marina, the cob, the beach, etc.) within walking distance of the proposed development.
- 5.29 Based on the current provision and the type of provision required from this type of development, along with what is being offered based on the submitted plans, it is therefore considered that the proposal complies with the requirements of policies PS 2 Infrastructure and developer contributions, ISA 1 Infrastructure Provision, ISA 5 Provision of Open Spaces in new housing developments and Supplementary Planning Guidance Open Spaces in New Housing Developments 2018.

Biodiversity Matters

- 5.30 The Biodiversity Unit has confirmed that there is a need to provide an ecological assessment, including a bat report for the proposal and the site. An Extended Step 1 Habitats Survey was received on 19.11.2019 and the Biodiversity Unit has confirmed that the report is to an acceptable standard and it deals with the majority of biodiversity concerns on the site.

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5.31 A number of recommendations are proposed at the end of the report, and in order to be able to support the proposal, there is a need to confirm the recommendations and mitigation measures within the Mitigation Statement which is to include details regarding the demolition and roof removal method to reduce the impact on bats and birds, including timing and specific details regarding the type of bat and nesting boxes to be included in the new building and their location, along with amended plans showing their location. As the survey confirms the ecological situation on the site and the type of mitigation that is required, the Biodiversity Unit has confirmed that this information can be requested by means of a planning condition.

5.32 On these grounds, it is considered that the development is acceptable in terms of its local ecological impact and its impact on protected species, subject to the receipt of relevant mitigation statement and plans showing the location and type of nesting and bat boxes, and it is considered that the proposal therefore complies with the requirements of policies PS 19 Conserving and enhancing the natural environment, AMG 5 Local Biodiversity Conservation and TAN 5 Planning and Nature Conservation.

Carbon and Water Matters

5.33 As the proposal involves erecting more than 10 living units, it is required to provide a Water Conservation Statement in the context of SUDS for the site. The Land Drainage Unit has confirmed that the proposal will be the subject of a separate SUDS application and therefore, water conservation matters will be addressed at that time.

5.34 The proposal involves demolishing the existing building on the site, and erecting a new building that appears to be of a modern design and is likely to be much more energy efficient than the existing building. The site is central within the town and the proposal includes improvements to pedestrian links to the High Street. It is considered that the proposal is likely to be much more effective in terms of energy than the existing situation and it will offer an opportunity to live sustainably within the vicinity of the town.

5.35 Given the above, it is considered that the proposal complies with the requirements of policies PS 5, PS 6, PCYFF 5 and PCYFF 6.

Response to the public consultation

5.36 A notice was posted on site and in the local paper and nearby residents were informed. The following comments were received:

- Overlooking
- Dominant
- Noise impact
- Loss of light

5.37 It is considered that the above report assesses these details in full.

6. Conclusions:

6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations/objections received, it is

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believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

7.1 To delegate rights for the Assistant Head of Environment Department to act to approve the application, subject to receiving amended plans for the window patterns to the rear elevation of the proposal and acceptable information relating to ecological mitigation measures, and relevant conditions:

1. Five years
2. In accordance with the plans
3. Slate
4. External materials to be agreed
5. Withdrawal of rights to install new windows
6. External lighting plan and plan of internal stairwell areas
7. Obscured windows
8. Drainage Plan (SUDS)
9. Biodiversity mitigation statement and location of bat and nesting boxes
10. Affordable Housing condition for individuals aged over 55 years
11. Highway conditions
12. Hours of demolition/working
13. Public Protection Conditions (if needed)
14. Demolition management plan

Notes
Welsh Water
SUDS
Highways