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| PLANNING COMMITTEE   | DATE: 10/02/2020 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE<br>MANAGER | PWLLHELI         |

**Number: 2**

**Application Number: C19/0890/35/MG**

**Date Registered: 25/09/2019**

**Application Type: Reserved Matters**

**Community: Cricieth**

**Ward: Cricieth**

**Proposal: Reserved matters application for the demolition of existing buildings and the erection of seven residential units approved under outline application reference C17/0912/35/AM**

**Location: Station Bakery, High Street, Cricieth LL52 0RN**

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

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## 1. Description:

- 1.1 Reserved matters application for the demolition of existing buildings and the erection of seven residential units (two to be affordable units) approved under outline application reference C17/0912/35/AM. The outline application was approved, with only the design and landscaping as reserved matters. Therefore this current application is solely to assess the design and landscaping, as the principle and matters relating to access, appearance and scale have already been approved under the outline application.
- 1.2 The site is located to the north of the railway. A public footpath runs along but outside the western boundary of the site, and the High Street is to the north of the site. There are dwellings, a public house and a Railway Station near the site. The site is entirely within the Cricieth development boundary.
- 1.3 The plans that were submitted as part of this current application confirm that the scale and height of the dwellings are in line with the details approved under the outline permission, and confirm the finished floor levels that also release condition 13 of the outline permission. The proposed design is simple, and it is proposed to finish the dwellings with slate roofs and external walls in white and grey render.
- 1.4 The block design confirms the hard and soft landscaping finishes, which releases the reserved matters element under condition 3 of the outline permission, in addition to the requirement for a landscaping plan under condition 14.
- 1.5 Amended plans were submitted on 04.12.19 that included bird nesting boxes.
- 1.6 It is noted that work on this development has already commenced on the site, and that the existing buildings have been demolished. The applicant is aware that full planning permission does not currently exist on the site, and work has ceased on the site.

## 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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also 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, and in making 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. 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.

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**2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS 5: Sustainable development  
 PCYFF 2: Development Criteria  
 PCYFF 3: Design and place shaping  
 PCYFF 4: Design and landscaping  
 PS 19: Conserving and where appropriate enhancing the natural environment

**2.4 National Policies:**

Planning Policy Wales (Edition 10) 2019  
 Technical Advice Note (TAN) 12: Design (2009)

**3. Relevant Planning History:**

C06D/0758/35/AM – Demolition of existing buildings and the erection of seven dwellings - Approved - 13.07.2009

C12/0476/35/AM - An outline application to demolish existing buildings and erect seven residential units - Approved - 17.10.2013

C17/0912/35/AM – A resubmission of an application approved under C12/0476/35/AM to demolish existing buildings and erect seven residential units – Approved 29.08.2019

**4. Consultations:**

| Community/Town Council: | Observations/Questions   |
|-------------------------|--|
|                         | <ol style="list-style-type: none"> <li>1. Is there local demand for this type of house in Cricieth, or is it intended to attract more people here?</li> <li>2. Is it possible to include a local person condition on the houses?</li> <li>3. Is there a need for affordable houses in a development such as this one?</li> </ol> |

It appears that the work has already commenced.

Welsh Water: No observations to offer

Transportation Unit: Not received

Footpaths Unit: Not received

Biodiversity: Observations 01.10.2019  
 The proposal is to construct tall three-storey buildings, which could provide ideal nesting places for swifts. I would like the

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plans to show swift bricks placed in the walls during the building work.

Observations 16.12.2019

Following my observations in October, the architect has provided amended plans. I am pleased to see that the amended plans show that swift bricks will be placed in the new buildings.

I can confirm that I am satisfied with the plans for the above proposal.

Network Rail: Not received

Public Consultation: A notice was posted on the site and nearby residents were informed. The advertisement period ended on 08.11.2019 and one item of correspondence was received objecting to the proposal:

- Concern about the size and height of the proposed buildings

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

**The principle of the development**

5.1 This application relates to reserved matters following outline permission granted to demolish the existing buildings and erect seven residential units in their place. The principle of the proposal, including access matters, appearance and scale, and the affordability element have already been approved, and consequently, these matters cannot be reassessed as part of this application in line with the outline application and reserved matters procedure. Therefore, only design and landscaping matters can be assessed as part of this application.

**Visual, general and residential amenities**

5.2 The site is located within an area of mixed dwellings and commercial buildings. There are varied design features in the area. The proposed design, finish and landscaping is simple, and is considered to be in keeping with area, and is acceptable in terms of its visual impact.

5.3 It is noted that the rear of the proposed buildings would back on to the Post Office's business building, and that the front of the houses face the houses located on Parciau Terrace on the opposite side of the road. It is not considered that the proposal would have a detrimental effect on the general amenities or privacy of neighbouring residents.

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- 5.4 It is considered that the details are acceptable and that they comply with the requirements of policies PS5, PCYFF 2, 3 and 4 of the Local Development Plan.

**Response to the public consultation**

- 5.5 Following a period of public consultation, observations were received regarding the height of the buildings. As noted above, the scale has already been approved under the outline permission, and the plans that were submitted as part of this current application comply with the details approved under the outline permission.

**6. Conclusions:**

- 6.1 It is therefore confirmed that the reserved matters in the outline permission for the demolition of the former property and the erection of seven residential units (two to be affordable units) approved under reference C17/0912/35/A are acceptable and are in line with the planning policies outlined above.

**7. Recommendation:**

- 7.1 To approve –

1. A note that conditions 13 and 14 of the outline permission, relating to the finished floor level and landscaping plan are released as part of this permission.