

Number: 3



Rhif y Cais / Application Number : C14-0919-11-AM

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C14/0919/11/AM
Date Registered: 19/09/2014
Application Type: Outline
Community: Bangor
Ward: Garth

Proposal: OUTLINE APPLICATION FOR THE ERECTION OF PURPOSE-BUILT STUDENT ACCOMMODATION COMPRISING OF 33 BED-SPACES TOGETHER WITH KITCHEN FACILITIES AND RECREATION ROOM
Location: BRON DERW, GARTH ROAD, BANGOR, LL572RS

Summary of the Recommendation:

TO REFUSE

1. Description:

- 1.1 The application is an outline application with some reserved matters for constructing one purpose-built building as student accommodation to include 33 living units with associated facilities as well as alterations to an existing vehicular access into the site. This application has been amended from the previously withdrawn application which was for the erection of three separate buildings with accommodation for 64 students.
- 1.2 The site is located within the development boundaries of the city of Bangor that is designated as a sub-regional centre in the Gwynedd Unitary Development Plan (GUDP). It is in a comparatively prominent location adjacent to Garth Road (A5 first class road) and opposite the busy Glynne Road junction.
- 1.3 It can be seen that the site itself is within an urban built area which is surrounded by buildings of varied size, appearance and use in all directions. It is believed that most of the buildings have a residential use but there are also hotels/bed and breakfast businesses, a dental surgery and offices. Playing fields and open recreational lands are opposite the site either side of the Glynne Road junction whilst the Erw Fair terrace abuts the site on its western boundary which are grade II listed buildings whilst the Bangor conservation area boundary also lies on this boundary. It can be seen that there is a number of scattered mature trees in this part of the city which provide a natural cover to a number of existing buildings.
- 1.4 The existing striking building has had a mainly residential use but there was also a period when it was previously used as offices and a surgery. The existing vehicular access into the site is from Garth Road where the land level increases from the public highway, there is a substantial garden to the rear which also increases in land level with scattered trees and hedges within the curtilage with a substantial retaining wall along the rear of the site.
- 1.5 The application is submitted in outline form with some reserved matters that require approval namely the access, layout and scale. Detailed plans have been submitted which show the layout of the building within the site, its scale and design/form. For clarity, further details about the proposed building are listed below:
 - A three-storey building with a height to the ridge of 9.70m to the front and 7.10m to the rear.
 - Internal layout –
 - ground level – communal entrance and foyer, accessible self-contained studio, recreational room, storage/equipment room and two 4 bedroom units sharing cooking facilities.
 - first floor – two 4 bedroom units sharing cooking facilities, two large self-contained studios, two studios with shared facilities.

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- second floor – two 4 bedroom units sharing cooking facilities, two large self-contained studios, two studios with shared facilities.
- The proposal also shows that the existing access to the site would be widened and parking spaces would be provided to the front and side of the proposed building.

The following documents were received as part of the planning application:

- Design and Access Statement
- Community and Linguistic Statement
- Trees Assessment

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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

BUILT AND HISTORIC HERITAGE - STRATEGIC POLICY 3 - The area's built and historic heritage will be protected from development that would significantly harm them, and new developments in historic areas will be expected to conform to particularly high design standards which will maintain or enhance their special character.

DESIGN STANDARD – STRATEGIC POLICY 4 - Development will be expected to be of a good design in order to ensure that it makes a positive contribution, wherever possible, to the landscape, built environment and sustainable development.

REDEVELOPING AND REUSING PREVIOUSLY USED LAND – STRATEGIC POLICY 6 - High priority will be given to making appropriate and suitable use of previously developed land, which is suitable for development, or buildings that are vacant or not used to their full potential. Development should make the most efficient and practicable use of land or buildings in terms of density, siting and layout. A development should make the best and most effective use of land or buildings in terms of density, location and setting.

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application with regard to any significant likely environmental impact or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B4 – DEVELOPMENT WITHIN OR AFFECTING THE SETTING OF CONSERVATION AREAS – Ensure that proposals within conservation areas, or which affect

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their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY C1 – LOCATING NEW DEVELOPMENT - Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals that give priority to reusing previously developed land or buildings and which are located within or adjacent to development boundaries will be permitted provided the site or the building and use are appropriate.

POLICY CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES – Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH39 – DEVELOP FURTHER EDUCATION AND HIGHER EDUCATION – Proposals for specific developments on a further or higher education site will be approved provided that specific criteria can be complied with relating to amenity and highway matters and in terms of the character of the area and the accessibility of the site to various modes of transport.

In addition to GUDP policies, full consideration is given to Gwynedd Design Guidance, which are material and relevant considerations, as well as adopted Supplementary Planning Guidance:

- Planning and the Welsh Language

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2.3 National Policies:

Planning Policy Wales, Edition 7, 2014

Technical Advice Notes (TAN):

TAN 12: Design

TAN 18: Transportation

TAN 20: Planning and the Welsh Language

Welsh Office Circular 61/96: Planning and the Historic Environment

3. Relevant Planning History:

3.1 Application number C13/0885/11/AM – outline application to erect three buildings to provide accommodation for 64 students with communal resources and parking provision – application was withdrawn on 29.10.13

3.2 Application number C09A/0195/11/LL – change of use from offices to residential dwelling – approved 18.05.09

3.3 Application number C03A/0549/11/LL – change of use from surgery to offices – approved 09.10.03

3.4 Application number 3/11/383A – single-storey extension to surgery – approved 30.12.88

4. Consultations:

Community/Town Council: No objection

Transportation Unit: The proposal is acceptable in terms of the number of parking spaces that are provided, it is suggested to include standard conditions and advice regarding the proposal to widen the access.

Natural Resources Wales: No objection, need to reach an agreement with Welsh Water about an arrangement to dispose of surface water from the site.

Welsh Water: The proposal was originally objected to due to a lack of capacity in the public network. Following a further assessment of the system, this objection was withdrawn and it is suggested to include standard conditions and advice.

Biodiversity Unit: A number of trees have already been felled, therefore, the potential for bats to be present has substantially reduced. Despite this, there is a need for an assessment of trees on the site in order to further assess the impact.

Trees Officer: A request was made for a survey of trees on site. Having received it, it is suggested to include appropriate conditions in order to ensure that the guidance noted in the report is followed.

Conservation Officer: In terms of height and design, the building could have an impact on the character and appearance of the listed building and the conservation area. The use of timber cladding and UPVC would be considered incongruous to the preservation and enhancement of the

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conservation area. Landscaping to the front of the site is a consideration in terms of the area's amenities.

Civic Society: Dangerous entrance, site stability, it does not meet the requirements of local people, especially the elderly.

Not received.

Archaeological Service:

Public Protection Unit: Not received.

Public Consultation: A notice was placed in the press and on the site and nearby residents were informed. The advertising period has ended and correspondence was received objecting on the following grounds:

- An overdevelopment of this type of accommodation/no need
- Poor access
- Detrimental impact on the roads network/pedestrians
- Overdevelopment
- Detrimental effect on ecological matters
- Detrimental impact on the character and amenities of the area
- Lack of parking
- Detrimental impact on listed buildings/conservation area
- Unacceptable size, use density, infill
- Lack of compliance with relevant policies

In addition to the above objections, objections were received that were not valid planning objections which included:

- Poor condition of existing HMO's
- Party wall issues
- Maeshyfyrd road safety
- Dispute regarding pedestrian access to Maeshyfyrd road

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 This site is located within the development boundaries of the city and is already a developed site, therefore, the principle of developing on a site like this is acceptable and satisfies the basic requirements of policies C1 and C3 as well as strategic policy 6 of the UDP.

5.1.2 In compliance with current requirements, additional assessments and reports were submitted as part of the application, specifically:

- Design and Access Statement
- Linguistic and Community Statement
- Trees Assessment

5.1.3 It is believed this information is sufficient in order to assess the impact of the proposal on relevant matters and in so doing, it is believed that the proposal complies with the relevant basic requirements of policies A1 and A3 of the UDP.

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5.1.4 The proposal concerns erecting a new building in order to provide accommodation specifically for students. Although not entirely relevant, there is a need to consider the requirements of policies CH3 and CH39 in this case, namely housing policies (CH3) and further education or higher education developments (CH39).

5.1.5 It must be decided whether or not the principle of this proposed development is acceptable in terms of the location of this type of accommodation on private land i.e. on land that is not part of the university's official campus.

5.1.6 Current figures show that Bangor University has approximately 3,046 bedspace available and that there is permission for an extra 602 on the St. Mary's site that has been partially opened. Within the private sector, approximately 800 spaces have been completed and an extra 260 are being built. It is believed that there are approximately 8,700 full-time students in the university with approximately 1,500 noting a home address in Gwynedd or Anglesey.

5.1.7 The following tables, dated from the beginning of October 2015, refer to the latest situation in relation to student accommodation developments in Bangor.

Table 1 – Units that have been completed and are in use

<u>Application Number</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Comments</u>
C10A/0123/11/LL	110/114 High Street	97	Deiniol	• Former N&F site
C06A/0862/11/LL	Former Site of the Plaza Cinema	200	Deiniol	
C04A/0497/11/LL	Former British Hotel Site	173	Deiniol	
C13/0545/11/LL	Tŷ Glyn	60	Hirael	
C08A/0596/11/LL	Y Waun, Holyhead Road	27	Menai	• A development to change the use of the existing building (which had two residential units) and build a three-storey extension to provide a total of 27 units.
C10A/0041/11/LL	Brynfa, Holyhead Road	21	Menai	• A development to change the use of the existing building (which had two residential units) and build a three-storey extension to provide a total of 21 units.
C12/0211/11/LL (App/Q6810/A/12/2177 709)	Dean Street	200	Deiniol	• Newly completed for the next academic year.
C14/0004/11/LL	Hen Dafarn, Willis Hall	3	Deiniol	• A nearby public house that was part of the Former British Hotel.
C14/0553/11/LL	Hen Garej near Belle Vue Upper Bangor	13	Menai	
TOTAL		794		

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Table 2 – Units that are in the process of being built

<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Comments</u>
C13/0995/11/LL	137 High Street	49	Deiniol	<ul style="list-style-type: none"> • 2 shops on the basement level • The existing building has just been demolished.
TOTAL		49		

Table 3 – Units with permission which have not yet commenced

<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Comments</u>
C13/0203/11/LL	Former Victoria Building Site, Plas Llwyd Terrace	36	Deiniol	<ul style="list-style-type: none"> • Permission for two buildings. • Work has not yet commenced on the site.
C99A/0135/11/LL	Erw Goed, Deiniol Road	44	Deiniol	<ul style="list-style-type: none"> • This site is near the entrance to Asda. • Existing buildings on the site have been demolished but unsure whether or not work has been undertaken to ensure that this permission continues to be valid.
TOTAL		80		

Table 4 – Applications under consideration

<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Comments</u>
C13/1298/11/AM	Near Lôn Bopty	18	Deiniol	<ul style="list-style-type: none"> • Current amended application has reduced the number by approximately 30 units.
C15/0016/11/LL	Former Three Crowns public house	15	Deiniol	
C14/0832/11/LL	196 High Street	65	Deiniol	<ul style="list-style-type: none"> • Former Debenhams building near the Cathedral.
C15/0533/11/LL	Former Site of the Railway Institute	27	Hendre	

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<u>Application Number:</u>	<u>Location</u>	<u>Number of Units</u>	<u>Ward</u>	<u>Comments</u>
C15/0828/11/LL	Site of the Old Post Office	180	Deiniol	
C14/0919/11/AM	Bron Derw	33	Garth	
TOTAL		338		

Number 5 – Other Sites – for information

- 147/149 High Street – This development has been constructed and is to the rear of Kyffin Square car park, therefore, is within the Deiniol Ward. However, when reviewing the planning permission (C12/1504/11/LL & C14/1029/11/LL) it refers to approximately 11 self-contained units with two bedrooms, therefore, this is not a direct development for students.

Number 6 – HMOs (Housing) & Not Paying Council Tax Information (September 2013)

- The following information has been collected from the Council's Housing Department and Tax Department in September 2013, and these figures refer to the number of houses within different parts of Bangor that have been registered by the Housing Department as a HMO (note the definition of the Housing Department and not the Planning Department) and/or those that do not pay Council tax.
- This information has been divided into two categories namely the whole of Bangor and secondly the Garth Ward within the town:
 - the whole of Bangor (based on the wards of Deiniol, Dewi, Garth, Glyder, Hendre, Hiraël, Marchog, Menai and Pentir) :
 - 656 houses in Bangor are registered with the Housing Department as housing in multiple occupation (housing definition);
 - 809 houses in Bangor do not pay Council tax (note - we cannot be certain that all these are student accommodation but a full house of students does not pay Council tax);
 - 453 houses in Bangor are in multiple occupation and do not pay Council tax;
 - Therefore, 203 houses in multiple occupation do not pay Council tax and 356 Houses do not pay Council Tax are not registered as multiple occupation houses;
 - **1,012 houses** in Bangor are either in multiple occupation or do not pay Council tax (i.e. 453 + 203 + 356).
 - Total houses in Bangor is 6,597 therefore there are 1,012 houses that are either in multiple occupation or do not pay Council tax which is equivalent to 15.3% of the housing stock in the City.
 - Garth Ward
 - 42 houses in Garth Ward are registered with the Housing Department as housing in multiple occupation (housing definition);
 - 47 houses in Garth Ward do not pay Council tax (note - we cannot be certain that all these are student accommodation but a full house of students does not pay Council tax);
 - 27 houses in Garth Ward are in multiple occupation and do not pay Council tax;
 - Therefore, 15 houses in multiple occupation do not pay Council tax and 20 Houses do not pay Council Tax are not registered as multiple occupation houses;
 - **62 houses** in Garth Ward are either in multiple occupation or do not pay Council tax (i.e. 27 + 15 + 20).
 - Total houses in Garth Ward is 326 therefore there are 62 houses that are either in multiple occupation or do not pay Council tax which is equivalent to 19% of the housing stock in the Ward.

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- 5.1.8 It can be seen from these current figures that not all current student accommodation needs in Bangor are being fully met within sites that provide purpose-built accommodation.
- 5.1.9 A recent appeal decision noted that ‘there was an obvious need to provide more student accommodation in Bangor’ and therefore it is believed that the principle of this type of development is acceptable.
- 5.1.10 It is considered that the need for purpose-built student accommodation exists based on the current figures that have been noted above. It is therefore believed that the principle of the proposal is acceptable. However, other aspects of the application must be considered and whether or not this site is suitable for the specific type of development shown. We must therefore consider its impact in terms of a number of relevant factors and these will be discussed further in this assessment.

5.2 Visual amenities

- 5.2.1 In terms of its location, this site is in a comparatively conspicuous location near the busy Garth Road highway and the Glynne Road junction and is within close proximity of Bangor city centre. There is a substantial growth of trees and hedges along the front of the site and with the difference in land level from the road upwards through the site, this existing growth partially covers views into and out of the site. However, the indicative plan shows that the front of the proposed building would be partly visible through this cover and it can be seen that it would be higher than the existing Bron Derw building and the adjacent property.
- 5.2.2 It is recognised that nearby buildings vary in terms of size where a number of two-storey, two-storey and a half, and three-storey buildings are seen. In terms of this specific site and the relationship with adjacent existing buildings, this proposed building would be higher and dominate this specific part of the streetscene.
- 5.2.3 Common features within the local area are reflected to a degree within the front elevation of the proposed building. The size, design and finishes of new developments are expected to reflect and consider the local environment including common features and the existing built form. Consideration to existing built form is important in terms of how the restrictions of the local landscape and area have formed this pattern and it is considered that there is a need to convey what can be seen within any new development especially bearing in mind that a fairly consistent form and design are seen in the surrounding buildings and also considering that a listed building and conservation area are nearby. The land level in this part of the city raises from the highway towards the rear of the site although it is recognised that there would be an element of burrowing into this land in order to place the rear of the building lower within the site, it is not felt that the way the building lies within the site is fully acceptable due to its size and volume.
- 5.2.4 Improvements have been made to the proposed development compared to the previous application that was withdrawn by reducing the number of buildings to be developed on the site. It is also acknowledged that improvements have been made to this proposed building following a discussion at the pre-application stage, by reducing its size and including some features that convey finishes that are common to the existing ones within the local area.
- 5.2.5 However, it is believed that the proposal continues to be unacceptable because it would be an overdevelopment of the site, it is considered that the proposed building would continue to be prominent and oppressive in size in terms of its height and volume to an extent where it is considered that it would affect the local area’s visual amenities. In addition, and although the design does not form part of this application and that it is a reserved matter, it is not believed that the building design sufficiently conveys the pattern of the local area’s existing built form. However, it is recognised that these specific concerns involving design can be overcome through a reserved matters application should this outline application be approved. As a result of the concern, the proposed building would continue to be prominent and oppressive in size in terms of

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its height and volume to an extent where it is considered that it would affect the local area's visual amenities. It is considered that the proposal is unacceptable in terms of meeting the criteria of policy B22, strategic policy 4 and the advice provided within the Gwynedd Design Guidance.

- 5.2.6 Details regarding the building's elevations in terms of design and materials have been reserved and therefore, this specific aspect cannot be fully considered. The plans suggest what the building's likely elevations would be but this aspect would be a matter to be considered as part of a further formal application. Therefore, the requirements of policy B25 are not fully considered.

5.3 General and residential amenities

- 5.3.1 This current application has been substantially reduced compared to what the subject of the previous application was in terms of number of users and buildings. However, the proposal means erecting a three-storey building with a total surface area of approximately 950m² within the domestic building's curtilage.

- 5.3.2 Any developments within this site would obviously change from what already exists here. In having the right type of development on this site, it is not believed that the residential amenities of nearby buildings would be affected to an unacceptable degree in seeing a new development on this site. However, it is not believed that this development is suitable in terms of size, appearance and volume and this would have an impact on the area's general and residential amenities as it is an overdevelopment of the site.

- 5.3.3 Policy B23 of the UDP states that proposals which would cause substantial harm to the amenities of the local community would have to be refused. It is believed that the proposal fails to meet criterion 2 of this policy as the size of the building and associated facilities would fill most of the 'practical' land (bearing in mind that the site is on a slope) that exists and that as a result it would be an overdevelopment of the site and fail entirely to meet the requirements of policy B23. There would be some impact on the adjacent building due to the length of the building to the rear, although it is recognised that an attempt has been made to avoid direct over-looking by installing side windows at angles, therefore, there would be no obvious concerns in this respect. But ultimately an agreement would be reached on this matter through a further application as these details have been reserved.

5.4 Transport and access matters

- 5.4.1 Observations have been received stating a concern about the development's impact on the local roads network. It is alleged that it would be detrimental to users of the existing busy road and pedestrians.

- 5.4.2 A full consultation on the proposal was held with the Transportation Unit, there is no objection to the application in terms of highway matters. It was stated that one parking space for visitors would have to be provided per 10 bedrooms and one parking space for students (users) per 25 bedrooms. Therefore, in accordance with current parking standards and in addition to Bron Derw's existing use, the following would be required:

$(33/10 = 3.3) + (33/25 = 1.32) =$ five parking spaces in addition to the existing five for Bron Derw, namely a total of 10 spaces.

- 5.4.3 The submitted plans show that 10 parking spaces would be provided, therefore, it is believed that the proposal is acceptable in terms of the number of parking spaces. Should the application be approved, it is recommended that standard conditions / notes are included regarding the parking provision and the entrance widened as shown on the plans, as well as the need to apply for a relevant licence to widen the entrance.

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5.4.4 Therefore, it is not believed that the proposal is unacceptable in terms of matters relating to transportation and, therefore, it complies with the requirements of policies CH33 and CH36 of the UDP.

5.4.5 It can be seen from the detailed plans that an accessible studio is provided on the ground floor as part of the plan, it can also be seen that an internal lift is available for the higher floors. Therefore, the access is convenient to a wide range of prospective users which is in accordance with the requirements of policy CH30 of the UDP.

5.5 Biodiversity/trees matters

5.5.1 It can be seen that tree clearing work had been undertaken on the site for some time but that a second growth of hedges and bushes has appeared since this work was undertaken. Due to the previous felling work undertaken (that did not require a formal planning permission), the Biodiversity Unit revealed that there would be a low potential for bats to be present.

5.5.2 The Trees Officer revealed that a substantial number of trees had been felled and that there was potential for the development to affect the remaining trees and that a trees survey should be submitted in order to assess the situation. A report had been submitted in due course, the Trees Officer confirmed that the submitted information was acceptable and there was a need to follow the recommendations should the development proceed. Should the application be approved, it is possible to include relevant conditions to protect the remaining trees on the site and in order to agree on further suitable landscaping. In doing so, it is believed that it would be possible to meet the requirements of policy B27.

5.6 Historical Conservation Matters

5.6.1 Observations about the proposal were received from the Conservation Officer as the site of the proposed development is adjacent to the Erw Fair grade II listed buildings and the boundary of the conservation area.

5.6.2 The Senior Conservation Officer stated that the height and design of the proposed building could have some impact on the listed building in terms of its character and layout. It is recognised that the site is large and that there is a mature growth of trees/hedges at the front of the site. Despite this, the appearance of external materials such as wooden cladding and UPVC windows would be incompatible with the conservation area. In using suitable materials (which are likely to be suggested in a reserved matters application) to be ensured by means of an appropriate condition, it is considered that the proposal complies with policy B4 of the UDP in terms of appropriate materials.

5.6.3 In terms of the impact on listed buildings, there is more concern in terms of this aspect. Erw Fair terrace abuts Garth Road and is therefore more prominent than the existing Bron Derw building. Although the building that is the subject of this application is on the furthest side of the Bron Derw building and that it would not directly abut these listed buildings, it is believed that it would have an impact on the setting of the Erw Fair listed buildings because in terms of its design and volume it would be an unacceptable development and it would appear as a disproportionate feature within the local streetscene. It is therefore believed that the proposal is not acceptable in terms of meeting the relevant requirements of policy B3 and strategic policy 3.

5.7 Linguistic Matters

5.7.1 As is required, a Linguistic and Community Statement was submitted with the application in order to assess the impact of the development on these specific matters.

5.7.2 At the time of writing this report, no response had been received from the Joint Planning Policy Unit to the contents of this statement. It is believed that a response will be received in due course

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and that a verbal report can be provided on the contents of the assessment. Should its contents be acceptable by the Joint Planning Policy Unit, it is therefore considered that this proposal would be in accordance with policies A1, A2 and SPG: Planning and the Welsh Language.

5.8 Relevant planning history

5.8.1 For clarity, no formal decision was reached on the previously submitted application for the development to erect three buildings as accommodation for 64 students on this site.

5.8.2 The application had been included on the agenda of the committee meeting dated 04.11.13 with a recommendation to refuse, but the application was withdrawn by the applicant before the application was formally discussed at the Planning Committee meeting.

5.9 Any other considerations - None

5.10 Response to the public consultation

5.10.1 A number of observations had been received from local residents/individuals regarding this proposed development stating a concern for various reasons such as those that have already been noted above. It is considered that the above assessment has given due consideration to all objections received which related to relevant planning matters and that no matters outweigh the relevant policy considerations discussed in the assessment.

6. Conclusions:

6.1 Although this is an outline application, information has been submitted in the form of detailed plans which provide a sufficient picture of how the building would appear within the site and its relationship within the local streetscene and with other existing buildings.

6.2 Although improvements have been undertaken to reduce the size of the development from what was shown in the previous application, it is believed that this development continues to be excessive for the site and that it would not appropriately integrate in its location.

6.3 It is recognised that some policies within the GUDP are supportive to the principle of this type of development provided that it is also acceptable in the context of all other relevant policies. In this case, officers have not been convinced that a development of the size and form shown is not suitable and in keeping with this specific location.

6.4 In light of all relevant matters, including local and national policies and guidelines and all observations received, it is not believed that the proposal as shown is fully acceptable as it is considered an overdevelopment of the site and that as a result it would have an unacceptable impact on the area's visual and general amenities and on the listed buildings of Erw Fair.

7. Recommendation:

7.1 To Refuse – reasons

1. Given the existing character and appearances of the nearby area, it is considered that the scale and form of the proposal shown is oppressive and an overdevelopment of the site. The proposed development would not be in keeping with the form of the nearby area and would detrimentally affect the general character of the area and, therefore, would be contrary to the requirements of policies B22 and B23 of the Gwynedd Unitary Development Plan (2009) and sections 3 and 5 of the Gwynedd Design Guidance.

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2. Based on the scale and form, it is considered that this development would detrimentally affect the setting of the nearby Erw Fair listed buildings to an unacceptable degree which means that it would not satisfy the requirements of policy B3 of the UDP nor the Welsh Office Circular 61/96 guidance.