

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 6

Application Number: C21/1091/41/LL

Date Registered: 12/11/2021

Application Type: Full

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: Erection of 6 houses (2 affordable), creation of a new vehicular access, parking provision and associated work

Location: Land near Maes Llwyd, Llanystumdwy, LL52 0SQ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This is a full application for the erection of 6 houses (2 affordable), creation of a new vehicular access, parking provision and associated work on land near Maes Llwyd, Llanystumdwy. The units would be semi-detached houses, with four two-storey dormer houses (2 bedrooms) and two full two-storey houses (3 bedrooms). The houses would have slate roofs and a mix of render finishes and grey cladding details. It is proposed to open a wide entrance, install a service road for the houses and install road-side pavements near the front entrance. The site is currently an agricultural field.
- 1.2 This is a triangular plot that is located between two roads near the entrance to the village of Llanystumdwy and the site is within the Development Boundary. A class 3 road runs along the northern boundary and a class 1 county road, namely the A497 Llanystumdwy bypass, is located to the south of the plot. An estate of bungalows is located to the west of the plot and residential houses are also adjacent to the Llanystumdwy road. Dispersed trees and hedgerows are located around the boundaries of the plot. The eastern half of the field has been designated as an Open Space and is protected in the Local Development Plan Layout Maps. The site has no landscape designation and it is approximately 70m away from the boundary of the Llanystumdwy Conservation area designation.
- 1.3 The application is submitted to the Planning Committee since it is an application for 5 or more houses.
- 1.4 A Planning Support Statement, Preliminary Ecological Report, Drainage Plans, Plans of the access and access road were submitted with the application. As a result of the responses received on the application, a Flood Consequence Assessment and Red Book Valuation were subsequently received.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
- PS 1: The Welsh Language and Culture
- PS 2: Infrastructure and developer contributions
- ISA 4: Safeguarding existing open spaces
- PS 4: Sustainable transport, development and accessibility

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Mitigate and adapt to the impacts of climate change

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 17: Settlement strategy

TAI 4: Housing in Local, Rural and Coastal Villages

PS 18: Affordable housing

TAI 15: Affordable housing threshold and distribution

PS 19: Conserve and where appropriate enhance the natural environment

AMG 5: Local biodiversity conservation

AMG 6: Protection Sites of Local or Regional Significance

AT 4: Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance: Affordable Housing (April 2019)

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (July 2019)

2.4 **National Policies:**

Planning Policy Wales (Edition 11, February 2021)

Future Wales: The National Plan 2040

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

Technical Advice Notes (TAN) 6: Planning for sustainable rural communities (2010)

Technical Advice Note (TAN) 12: Design

Technical Advice Notes (TAN) 16: Sports, Leisure and Open Spaces

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Notes (TAN) 20: Planning and the Welsh Language

3. Relevant Planning History:

No recent planning history.

Y19/000746 Planning Enquiry submitted regarding a residential development. The advice given was to draw the enquirer's attention to the fact that a section of the site had been designated as protected open land.

4. Consultations:

Llanystumdwy
Community Council

Object, as more of them should be affordable houses.

Highways Unit:

After reviewing the following plans, and specifically addressing the transportation matters, I wish to submit the following observations:

The access to the site is located within the village and has acceptable visibility, in both directions. As part of the application, the applicant also proposes to provide a foot-way on the verge of the existing road, as well as within the estate. This provision offers access to the foot-way network in the village. The development also proposes to improve connections to the existing bus shelters in the village.

The parking provision is in accordance with the relevant standards; nevertheless, the design of the parking spaces is not ideal. Three of the six houses have linear parking, which could lead to inconsiderate parking problems within the estate. Also, the parking plots of P1/1 and P1/2 is difficult for residents to gain access and egress.

I refer to the above application and recommend attaching the following conditions / notes to any planning permission granted: P01A - The access must be planned and built completely in accordance with the plan as submitted.

P003: NOTE: The Highways Agency will not be responsible for any surface water from the road that enters the property as a result of the development.

P006: NOTE: The applicant is instructed to write to the Senior Transportation and Street Works Manager to receive permission under Section 278 of the Highways Act, 1980 to undertake any work which results in changes to the existing road in order to create an access to the site.

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Strategic Housing Unit: Llanystumdwy has a mean household income of £30,054. In accordance with the Guidance, the price of an area's affordable property can be found by noting 3.5 times the median income and adding a deposit of 10% of the property price.

In this case, I received confirmation of the properties' open market valuation as £230,000. Therefore, the property's affordable price should be: $30,054 * 3.5 + 23,000 = £128,189$

In order to ensure that the property is affordable, a discount of approximately 40% of the open market price would be needed, which comes to a sum of £138,000.

Biodiversity Unit: The applicant has provided an ecological report by Cambrian Ecology, dated 4 May 2021: Preliminary Ecological Assessment, Land Adjacent to Maes Llwyd, Llanystumdwy, Proposed Residential Development. I can confirm that the report has been produced to an acceptable standard. According to the report, the field's grassland has been improved for agriculture, therefore it has a low nature value. There is hedgerow along one side of the field and a number of trees along the boundary of the field. I believe that the application proposes to retain the hedgerows and trees. Consequently, I have no ecological concerns. Nevertheless, I would wish for the development to include more measures to improve biodiversity, e.g. bird and bat boxes on the new houses, planting of native trees and fruit trees.

Water and Environment Unit (Drainage): **Observations in March 2022**

INFORMATIVE: The site lies within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, parts of the site are shown to be at risk of flood risk in the latest flood-map for surface water. As such, we consider that flooding is a material consideration in accordance with section 11.1 of TAN15.

CONDITION: The developer has provided a limited Flood Consequence Assessment (FCA) which demonstrates that the site can be safely developed in accordance with TAN15, and would not increase risk of flooding to neighbouring property (Weetwood, February 2022). The developer should ensure that the recommendations provided in section 5 of the FCA are discharged in order to adequately reduce flood risk, namely to raise finished floor levels a minimum of 150mm above existing ground levels.

Observations in December 2021

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Flooding Risk and Drainage

INFORMATIVE: The site lies within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, parts of the site are shown to be at risk of flood risk in the latest flood-map for surface water. As such, we consider that flooding is a material consideration in accordance with section 11.1 of TAN15

OBJECTION: The developer should produce a limited Flood Consequence Assessment (FCA) which considers whether the site can be safely developed in accordance with TAN15. The assessment should consider risks to the proposed properties and demonstrate that the floor levels are beyond the potential flood level for a 1 in 100 year event. Also the FCA should demonstrate that proposed development would not displace surface water towards other properties. Until an acceptable FCA has been produced, we must object to the development on flood risk grounds.

SUDS

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, it is possible that an application will need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SAB is recommended.

<https://www.gwynedd.llyw.cymru/cy/Trigolion/Cynllunio-a-rheolaeth-adeiladu/Cynllunio/System-Draenio-Cynaliadwy.aspx>

Dŵr Cymru:

Standard response and advice regarding connection with water supply to the site together with noting that a mains water supply crosses part of the site.

Natural Resources
Wales:

Observations 17.2.22

We note that the development is outside zone C of the DAM maps and is

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

in Zone 1 of the Flood Map for Planning (FMfP). The FCA focuses on surface water (a matter for the LLFA to consider) and therefore we have nothing further to add to our response dated 03/12/2021 (attached).

Observations 3.12.21

We do not have any objection to the proposed developments as submitted and we provide the following advice.

Protected Species: We have reviewed the ecological assessment submitted for the proposals (Clwydian Ecology, Preliminary Ecological Assessment Land Adjacent to Maes Llwyd, Llanystumdwy Proposed Residential Development 4th May 2021). We note that the development is unlikely to affect protected species and therefore we do not have any objection to the proposals.

Standard advice is provided.

Gwynedd Archaeological Planning Service: Due to the location of the site close to historic locations, it is suggested that standard conditions are included to agree on a programme of archaeological work.

Public Consultation: A notice was placed near the site and nearest households were informed. Two correspondences were received objecting on the grounds of:

- Volume of traffic and concerns about the access
- Expressing that all of the houses should be affordable
- Loss of view of the sea
- Matters relating to the site notice.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The plot in question is located within the development boundary of Llanystumdwy as shown in the Proposals Maps of the Anglesey and Gwynedd Joint Local Development Plan. Therefore, the proposal is acceptable based on compliance with policy PCYFF 1 of the LDP, which encourages developments within development boundaries.

5.2 The principle of constructing houses on this particular site in Llanystumdwy is based on Policy TAI 4, TAI 8 and TAI 15 of the LDP. Subject to the requirements of Policy TAI 15 regarding the provision of affordable houses for local need, policy TAI 4 states that proposals for open market houses will be approved in Local Villages, provided that they comply with two criteria, namely:

- i. The scale, type and design of the development is in keeping with the character of the settlement
- ii. That the site is within the development boundary of the settlement.

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

There is an estate of adjacent single bungalows, and a mix of rows of 4 two-storey houses, semi-detached houses and single houses located opposite the plot, therefore it is considered that there is variety in the nearby vicinity. The proposed size, scale and type of units are consistent with the character of the nearest residential houses, with the design being slightly more modern. Therefore, it is considered that the proposal meets the requirements of the two criteria of policy TAI 4 above.

5.3 The Joint Planning Policy Unit has confirmed that the Indicative Housing Supply for Llanystumdwy (including a 10% slippage allowance) is 10 units, with 1 house completed in the village between 2011-2021. It appears that there are no houses that have not been built in the land bank or housing designations in the village, therefore, a deficit of 9 unit remains. Considering this information, the development can be approved since there are 6 units within the supply level figures for Llanystumdwy.

5.4 Policy TAI 8 notes that an appropriate mix of housing should be ensured within new residential developments. Due to the size of the plot and the number of houses proposed, the variety that can be provided is restricted to an extent. In the Planning Statement of the application, it is noted that there is a mix of;

4 dormer houses, 2 bedroom (2-3 persons)

2 two-storey houses, 3 bedrooms (3-4 persons)

The Planning Statement explained that the houses were aimed to meet the needs of couples, smaller families, single parents and those who are looking for a low-cost house in an accessible location. The Planning Statement had submitted information from the 2011 Census which shows that from the 849 houses in the Llanystumdwy area, that the numbers of semi-detached houses are 21.7% of all numbers, with only 20.1% being two-bedroom houses, and 45.9% being three-bedroom houses. It is noted in the statement that they are attempting to address the disproportion and offer smaller houses in the village. It is argued, due to the size of the plot, that providing larger houses (4 bedrooms) would not ensure the best arrangement in this case. It is considered that logic and fair evidence has been submitted over the mix proposed and that the density is inclusive and matches the residential character of the area.

5.5 The aim of Policy TAI 15 is to seek to ensure that an appropriate level of affordable housing is offered in housing developments, providing a threshold figure of 2 or more units for developments in local villages. As the proposed development proposes 6 units, with 2 of them to be affordable, this is in keeping with the threshold noted in Policy TAI 15. As Llanystumdwy is located within the 'Larger Coastal Settlements' house price areas in the plan, it is noted that providing 30% affordable houses is viable. This means that 1.8 of the new units should be affordable, and the 2 units proposed satisfies this criterion. Whilst the comments of the Community Council that more of the houses should be affordable is acknowledged, this is not a requirement under the policy thresholds.

5.6 Further criteria to policy TAI 15, as well as policy TAI 8 require that developments achieve an appropriate mix of houses, that the units are fully integrated into the development without differentiation, that the houses are of an affordable size and that they provide houses for local need. A Valuation Report was received as a part of the application from Registered Surveyors which notes that plots 5 and 6 are expected to be the affordable units, namely the full two-storey semi-detached, 3 bedroom houses. Despite being of a different design to the remaining 4 dormer units, it is believed that the similar finish details are suitably integrated to this small-scale development.

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

It is noted that the internal spaces of the affordable houses measures approximately 95m² which corresponds with the Assumed Floor Space of 94m² for a three-bedroom 5 person house as suggested in the Supplementary Planning Guidance for Affordable Housing.

5.7 After consulting regarding the Valuation Report with the Strategic Housing Unit and the Joint Policy Unit, the following information was received:

- Note that the valuation was carried out by a Chartered Surveyor by using the RICS Red Book methodology. Therefore, it must be accepted that the basis to the valuation is acceptable.
- The Zoopla Website notes an average value of £188,799 for sales of semi-detached units in Llanystumdwy during the past five years (5 sales). When comparing with other properties that have been sold since 1 January 2020 in Llanystumdwy (Land Registry data), in terms of the type of units and the price, it appears that the prices noted in the valuation report are appropriate. This also takes into account that there is a premium for new houses and the fact that factors in relation to the impact of Covid-19 on the housing market have likely increased property value.
- There are 7 applicants on the Tai Teg register for intermediate housing, and 87 on the register waiting for social housing.
- 71% of these applicants wish to have a two-bedroom house.
- 29% of these applicants wish to have a three-bedroom house.
- 30% of the houses are affordable, therefore they meet the need.
- 66% are priced out of the market in this area.
- Open market prices of £230,000 are given for the single three-bedroom houses.
- Llanystumdwy has a mean household income of £30,054. In accordance with the Guidance, the price of an area's affordable property can be found by noting 3.5 times the median income and adding a deposit of 10% of the property price. Based on a valuation of £230,000, the price of affordable property should be around £128,189.
(30,054 * 3.5 + 23,000 = £128,189)
- In order to ensure that the property is affordable, a discount of approximately 40%-45% of the open market price would be needed, which comes to a sum between £128,189 - £138,000.

5.8 Therefore, the proposal as submitted seems to respond to local demand for the type of houses needed. A 106 agreement would be required to bind the two units as affordable units to meet local need in the ward, and the applicant's agreement is expected regarding the level of discount. In doing so, it is considered that the proposal is acceptable in terms of compliance with the requirements of Policy TAI 15 of the LDP and Supplementary Planning Guidance on Affordable Housing, and the housing mix is appropriate and in accordance with Policy TAI 8 also. Therefore, developing houses on the site is acceptable in principle, but it is required for the proposal to comply with other relevant policies as well.

Protected Open Land

5.9 The eastern half of the field in question has been designated as an Open Space and is protected in the LDP's Maps. Developing the proposed site would therefore mean that the open space would be lost. Policy ISA 4 (Safeguarding Existing Open Spaces) notes that proposals that lead to the loss of existing open spaces will be refused unless there is an excess of such provision in the community.

5.10 It is noted that the site is an agricultural field, and not a space that is used by the public. The proposal shows that landscaped green areas are retained in the front part of the development, which retains

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

the public, open and rural feel of the site. Therefore, in accordance with policy ISA 4, consideration must be given to the supply of open spaces in the village and that the provision of open spaces in the village is sufficient and in accordance with the Fields in Trust (FIT) benchmark standards. Confirmation was received from the Joint Policy Unit, when using the FIT benchmark, that a total of 0.29ha of open spaces were needed in the village. Including a section of the proposed development site, there is a total of 0.90ha (which includes the school's playing field (0.3ha). By losing the protected space (0.11ha), the village continues to retain a sufficient provision of open spaces, therefore, the proposal is in accordance with criterion 1 of policy ISA 4.

- 5.11 In addition, consideration must be given to the need for new houses in Llanystumdwy and this is confirmed in paragraph 5.3 above. By looking at the development boundary, as well as the planning restrictions, which include the Conservation Area and areas at risk of flooding, suitable development land for housing is very restricted in the settlement. In this specific case, it is considered that the need for the new houses outweighs the need to protect the open space.

Visual amenities

- 5.12 As referred to above, the site is located adjacent to an estate of bungalows and opposite residential houses of various design and finishes, which is mainly pebble-dash. The proposed houses would be finished with a slate roof and a mix of render and cladding on the walls. Considering the layout, design, scale, materials and appearance of the proposed houses, they would not create incongruous structures in the streetscape or have a detrimental impact on the visual amenities of the area. It is believed that the proposal complies with the requirements of Policy PCYFF 3 of the LDP.
- 5.13 Considering the prominence of the site between two roads with verges of a rural nature, it is considered that soft boundary treatments would be more suitable along the road's boundaries, instead of hard fences for the benefit of visual amenities. A condition could be imposed that a landscaping plan is submitted to agree on the boundary treatments, encouraging soft landscaping along the southern boundary and reinforcing the existing hedges. With this condition, it is considered that the proposal would be acceptable on the grounds of policy PCYFF 4 of the LDP.

General and residential amenities

- 5.14 The proposal involves erecting 6 houses, as well as associated developments on open green land. Therefore, and unavoidably, there will be some impact on the general and residential amenities of the vicinity from having more houses in the area. Due to the site's setting in a green wing, between two roads, the impact of the proposal on residents would be restricted to a vast extent. The two bungalows adjacent to the plot in Maes Llwyd estate would see the biggest change as a result of the proposal. The layout of the garage of number 2 Maes Llwyd and the landscaping around its boundary, along with the angle of the layout of the proposed houses, means that the likely impact on the privacy and amenities of number 2 will not be substantial. In terms of property 4 Maes Llwyd, it was noted that there are two narrow windows on the gable end of the bungalow, which look directly over the field. Although on slightly more of an angle, the layout of plot number 1 would be relatively close to the arrangement of 4 Maes Llwyd, therefore would offer some continuity with the form of the adjacent estate. As there is a gap of around 13 metres between the gable ends of both houses, as well as the fact that no windows are to be installed on the western elevation of plot number 1, it is believed that the amenities of 4 Maes Llwyd will be protected. As

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

these will be two-storey dormer buildings, it is not considered that the development will be intrusive for the adjacent bungalows either, as there would not be a substantial difference in their height. It would be possible to impose a condition that no new additional windows can be installed in the gable end of number 1 in order to ensure that the neighbours' amenities are protected to the future. Due to the location of the road, and a distance of around 31 metres between the gable end of plot number 5 and the front of the Cae Ffynnon terrace, there is no concern about a substantial impact to the amenities of these residents.

- 5.15 A notice was placed on the site and nearby residents were informed. Only two pieces of correspondence were received in response to the public consultation, which expressed concern about the volume of traffic and loss of views of the sea; no concerns were raised about the impact of loss of privacy or loss of amenities. Losing a view is not a material planning consideration and it is not believed that the development would unacceptably obtrude on any property. As a result of the above, it is not considered that the proposal would have a substantial detrimental impact on the amenities of the local neighbourhood and it is considered that the proposal is acceptable in relation to criterion 7 of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.16 The existing access of the field is located on the southern boundary off the A497 road and the site layout plan shows that this would be closed and filled with a low stone wall and a fence. As previously mentioned, it is believed that landscaping the gap would be better than installing a fence in terms of the visual amenities and this can be managed by means of a condition. As a part of the application, a new entrance would be created directly leading to a class 3 road serving Llanystumdwy and it would be located adjacent to the village's public car park. The road where it is intended to locate the access is straight and within a 30mph restriction. The requirements of Technical Advice Note 18 note that visibility splays of approximately 70 metres should be provided within a 30mph restriction. The design and layout of the wide access on a straight section of the road ensures that there is more than 70 metres of visibility, with the addition of a pavement to the front of the estate being an improvement and providing a better connection to the nearby bus stop. It is noted from the comments of the Highways Unit that they consider the access to be acceptable, and they suggest standard notes.
- 5.17 Two parking spaces would be available within the curtilage of every house, but no garages would be provided. The number of parking spaces is suitable to the size of the houses. It appears that the Highways Unit are concerned about the layout of the linear parking of some of the houses, which could lead to inconsiderate parking within the estate, and that it could be difficult for residents to gain access and egress from the parking space of plot number 1. The agent could be requested to reconsider the layout of the parking in plot number 1. There is no great concern about parking problems since this will be a small estate. It is noted that the site is adjacent and there are public parking spaces also. The site is accessible within the village and has a suitable link to pavements and a bus stop in front of the site.
- 5.18 Standard conditions are recommended in terms of design and construction of the road together with the parking spaces to be provided within the site. It is not considered that the proposal would cause substantial unacceptable harm to the safe and efficient operation of the highway and that it is consequently acceptable in terms of the relevant requirements of policy TRA 4, and whilst the number of parking spaces proposed is acceptable in terms of the requirements of policy TRA 2, the agent could be requested to reconsider their layout.

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Biodiversity Matters

- 5.19 A Preliminary Ecological Survey was submitted as a part of the application and the Biodiversity Unit confirmed that it had been carried out to an acceptable standard. As the field is pasture that has been improved for agricultural purposes, the findings of the survey did not raise high-importance Biodiversity matters. The Ecologist is not of the opinion that the development will affect the mature trees to the east of the plot or their roots. Dispersed hedges and trees are located around the field, which have the potential for nesting birds, therefore it is suggested that vegetation clearing work is done outside the nesting period. The mitigation measures also note that care should be taken to ensure that badgers and hedgehogs will not be disturbed during the construction work. A request is also made for Biodiversity enhancements, in the form of planting indigenous trees and hedges. The Biodiversity Officer states that they do not have ecological concerns, however, they wish to see more measures to enhance biodiversity, e.g. bird and bat boxes on the new houses, planting indigenous trees and fruit trees. A condition could be imposed that a detailed landscaping plan is submitted, which includes ecological enhancements, such as bird boxes. Considering the observations of the Biodiversity Unit regarding the site, it is not believed that the proposal is unacceptable and with appropriate conditions it can be acceptable in terms of the relevant requirements of policies PCYFF 4, PS 19 and AMG 5.

Archaeological Matters

- 5.10 Observations on the application were received from the Gwynedd Archaeological Service, stating that there was potential for an archaeological impact. It appears that the records in the early 19th Century maps show that there are post-medieval buildings on the site. There are records of bronze age activity in the vicinity as well, and a lack of archaeological study around the settlement. Therefore, the Gwynedd Archaeological Planning Service suggests that standard conditions should be included if the proposal is approved, to ensure that a programme of archaeological work is undertaken to ensure that an appropriate record is taken of the land. With the suggested conditions, it is believed that the proposal is acceptable in order to comply with the relevant requirements of policy AT 4 of the LDP.

Linguistic matters

- 5.21 The relevant policy here is Policy PS 1 of the LDP, which states, in some situations, planning applications will need to include a Welsh language statement or a Welsh language impact assessment to assess the impact of developments on the language itself. However, in this case, a Welsh Language Statement is not required for this application as the development does not provide more or go beyond the indicative housing supply numbers. Nevertheless, a language statement was received as a part of the Planning Statement. The Statement notes that the small scale of the proposal, in comparison with the size of the local population, means that the impact of new residents on the language would not be substantial or on the local community and the use of the Welsh language. The nature of the units are unlikely to attract people from outside the area and more likely to attract local residents. The proposal would contribute to affordable housing in the community. It is noted that the developer is a local builder and uses local companies and contractors and is happy to agree on a Welsh name and provide bilingual signs. Considering the small scale of the development, it is not considered that the proposal would cause significant harm to the character or linguistic balance of the local community.

Flooding and Drainage Matters

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

5.22 A consultation was undertaken on the application with the Council's Water and Environment Unit, which notes that the site lies within zone A (Development advice maps accompanying Technical Advice Note TAN 15: Development and flood risk), and therefore it is considered that it faces little or no risk of flooding. However, it appears that sections of the site are at flood risk in the latest surface water flood maps, and consequently, it is considered that flooding is a relevant consideration in accordance with section 11.1 of TAN 15. Therefore, the developer was asked to submit a concise Flood Consequence Assessment (FCA), which considers whether the site can be developed safely in accordance with the requirements of TAN 15. The LPA notes that there is a risk of surface water flooding in the south-eastern side of the plot, where the affordable housing is located. The LPA's recommendations note that the ground floor levels of the two-storey houses should be a minimum of 16.80m AOD, that no house should have a ground floor level of less than 150mm, as well as the implementation of a surface water drainage system. A second consultation was carried out with the LPA's Drainage Unit, which suggests that the LPA's recommendations should be followed in order to sufficiently reduce the risk. It is noted that Natural Resources Wales does not have any comments regarding the flood matters, as it lies outside zone C and relates to surface water. With the conditions recommended, it is considered that the proposal satisfies the requirements of TAN 15 and policy PS 6 and PCYFF 6 of the LDP.

6. Conclusions:

6.1 Having weighed up the proposal against the relevant policies and giving full consideration to the responses to the consultation, it is concluded that the proposal in essence satisfies and complies with the requirements of the policies discussed above. No other material Planning matter outweighs these policy considerations. To this end, it is considered that the proposal is acceptable to approve, subject to signing a 106 Agreement to restrict the two houses as local need affordable houses, along with the above-mentioned conditions.

7. Recommendation:

7.1 To delegate powers to the Head of Environment Department to approve the application subject to conditions, to the completion of a 106 agreement to secure provision of two affordable houses and to discuss the parking details of plot number 1:

Conditions

1. Five years.
2. In accordance with the plans.
3. Agree on the details of the external finish, including slate
4. Submission and approval of a Landscaping Plan which incorporates the soft landscaping for the boundary treatments, retention and reinforcement of hedges and inclusion of ecological enhancements.
5. Prevent the installation of additional windows in the gable ends of the houses.
6. Removal of permitted development rights for the affordable houses.
7. Conditions relating to the floor level of the development / flood matters.
8. Affordable Matters
9. Archaeological Matters
10. Highways Matters
11. Sustainable Drainage Matters
12. Welsh name for the housing estate and houses.

PLANNING COMMITTEE	DATE: 26/09/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	