

<b>PLANNING COMMITTEE</b>	<b>DATE: 07/11/2022</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

**Number: 1**

**Application Number: C22/0667/38/AM**

**Date Registered: 16/08/2022**

**Math y Cais: Outline**

**Cymuned: Llanbedrog**

**Ward: Llanbedrog and Mynytho**

**Proposal: Outline application to erect five houses to include two 2-storey four-bedroom houses, one 2-storey three bedroom house and two single-storey houses.**

**Location: Land adjacent to Dolwar, Ffordd Pedrog, Llanbedrog, Pwllheli, LL53 7PA**

**Summary of the Recommendation: TO REFUSE**

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## 1. Description:

- 1.1 Outline application to erect five houses to include two 2-storey four bedroom houses, one 2-storey three bedroom house and two single-storey houses. The application form notes that access, appearance and setting form part of the application and that landscaping and scale are reserved matters.
- 1.2 The site of the application is located within the development boundary of the village of Llanbedrog. The site is located within 500m to a Monument and within the Llŷn and Bardsey Landscape of Outstanding Historic Interest. The site is currently an unused green field, and is situated behind houses and the home of Dolwar located on the main street, and near the side of Cae Hendy estate.
- 1.3 The application form confirms that there is a proposal to erect two four-bedroom houses, one three-bedroom house and one two-bedroom bungalow, and that it is proposed to operate a one-way system in and out of the site by using a road in the applicant's ownership from the direction of Ffordd Pedrog, and to use access rights to leave the site via Cae Hendy Estate.
- 1.4 A design and access statement has been submitted as part of the application.

## 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**
  - PS1: The Welsh Language and Culture
  - TRA 2: Parking Standards
  - TRA 4: Managing Transport Impacts
  - PS 5: Sustainable Development
  - PCYFF 1: Development Boundaries
  - PCYFF 2: Development Criteria
  - PCYFF 3: Design and Place Shaping
  - PCYFF 4: Design and Landscaping
  - PS17: Settlement Strategy

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TAI: 5 Local Market Housing.

TAI 8: An appropriate mix of housing

TAI 15: Affordable Housing Threshold and Distribution

ISA 1: Infrastructure Provision

PS20: Protecting and where appropriate enhancing heritage assets

AT1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

PS19: Conserving and where appropriate enhancing the natural environment

SPG - Maintaining and Creating Distinctive and Sustainable Communities

SPG - Affordable Housing

SPG – Housing Mixture

SPG - Local Market Housing

#### 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

TAN 2: Planning and Affordable Housing

TAN 12: Design

TAN 20: Planning and the Welsh Language

### 3. **Relevant Planning History:**

3.1 No recent planning history.

### 4. **Consultations:**

Community/Town Council: Decision: To refuse - access in and out of the site is narrow and totally unsuitable, over-development of the site and no local demand for housing that are not affordable housing for local residents.

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Transportation Unit:

Following the visit to the site it appears that the developer has a problem with creating an access that meets the standards. In both locations where it is proposed to have an access road (one from the B4413 and one from Cae Hendre) the space available is approximately 3m, that does not enable the development to achieve any type of footpath to the site.

The plans do not show footpaths within the site, and it appears that the proposed road within the development is fairly similar to the proposed access roads, namely approximately 3m. This will mean that two cars will have difficulty passing and it will not be possible to achieve a separate provision for pedestrians or bicycles. In the proposed access location of Cae Hendre, Cae Hendre itself is narrow and therefore the movement to turn into or out is difficult to achieve for a car - not to mention a larger vehicle.

In terms of parking the plans indicate two Parking spaces for four-bedroom houses, we require three spaces for housing with more than three-bedrooms. The lack of parking may cause additional difficulties on the proposed roads that are already too narrow.

For these reasons I will be objecting to the application.

CADW:

Having carefully considered the information provided, we have no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

CN036 Nant Castell Camp

CN221 Pen-y-Gaer

The application area is located some 390m north-north-east of scheduled monument CN036 Nant Castell Camp and some 350 north of scheduled monument CN221 Pen-y-Gaer.

Scheduled monument CN036 Nant Castell Camp is an Iron Age promontory fort. It comprises a sub-rectangular enclosure approximately 40m north-south by 24m, resting on steep natural slopes to the south and east defined by ramparts and a stone revetted wall. On the north and west side is a second similar, but ditched, defensive circuit runs about 12-16m from the first, with a third section of rampart and ditch as a northern spur.

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Scheduled monument CN221 Pen-y-Gaer is an Iron Age promontory fort located on a steep rocky scarp to the south and west. It is a sub-oval enclosure, about 76m northeast to southwest by 57m. The natural protection afforded by the cliff to the south and west was supplemented on the eastern side by three concentric defensive ramparts. These are likely to be from different phases of use and the innermost rampart was originally stone revetted.

Both forts benefit with all round views with the most significant being the view between them and along the ravine that separates them, along which now runs the A499. The views eastward to the sea is also significant.

The proposed development comprises a residential development of three houses and two bungalows. It is not located in the identified significant views from the hillforts and will be seen from them as part of the settlement of Llanbedrog. As such whilst there may be a very slight visual change in the view from the hillforts this will not have any effect on the way that they are experienced, understood and appreciated. Consequently, the proposed development will have no impact on the settings of scheduled monument CN036 and CN221.

Welsh Water: Observations and conditions regarding the drainage plan, SUDS plan and a water pipe crossing the site.

Biodiversity Unit: Not received

Strategic Housing Unit: Suitability of the Scheme:

Based on the above information it appears that the Plan:-

Partly addresses the need in the area.

It is expected that plans include 30% of affordable housing.

Should the Housing Association be a partner for this development, the design of the property must conform to WG standards (DQR).

I cannot see that the application refers to the provision of any affordable units.

I cannot see a reference to a housing association in the application, I would like to know whether the developer has contacted the housing associations.

88% are priced out of the market in this area.

\*\*Since no formal open market valuation has been submitted, it is

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not possible to present observations about the affordability of affordable units. We will be more than willing to look again at the application once a formal valuation has been received\*\*

**Land Drainage Unit:**

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 100m<sup>2</sup> 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, an application will need to be provided to the SuDS Approval Body for approval before construction work commences. No drainage plan has been submitted and until an application is made to the SuDS there is no assurance that the site plan would enable compliance with the full suite of the national NDS standards. Early consultation with the SAB is recommended.

**Language Unit:**

It is not possible for the Language and Scrutiny Unit to currently offer full observations on this application as no relevant documents have been submitted with the application.

Without the Language Statement (or material information within the access plans), that includes information regarding the nature of the development in terms of housing mix and affordability, and how this adds to the local market and affects the community and the language, it is not possible for us to comment in terms of the possible impact of the development on the Welsh language.

We would expect to see more detailed information when the full application is submitted.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and correspondence was received objecting on the following grounds:

- over-development
- access
- over-looking/amenities
- parking
- collision between vehicles and pedestrians
- refuse (lorries unable to access the site)
- no evidence of need
- no affordable housing information
- boundary treatment
- sunlight

As well as the above objections, objections were received that were not material planning objections and these included:

- view
- covenant not to build on the land

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site is located within the Llanbedrog development boundary as noted in the Joint Local Development Plan. The site has not been designated or protected for any specific use in the Plan. As the site is located within the Llanbedrog development boundary, it is noted that policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations.
- 5.2 The indicative housing provision for Llanbedrog over the Plan period is 16 units (which includes a 'slippage allowance' of 10%, i.e. the method of calculating the figure has considered potential circumstances that can arise that were not anticipated which could influence the housing provision, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011 to 2022, a total of 19 units were completed in Llanbedrog (each one on windfall sites). The windfall land bank, i.e. sites with extant planning permission, was 1 unit in April 2022.
- 5.3 These figures are therefore higher than the indicative supply figure noted in the Plan for Llanbedrog. As the settlement will see its expected growth level on windfall sites through units completed in the period from 2011 to 2022, there will be a need for justification with this application, outlining how the proposal will address the needs of the local community. This could be done by:
- submitting any market research work they have undertaken i.e. demonstrating the need for this type of development in the area;
  - that the proposal meets local recognised need for affordable housing;
  - that the proposal provides for specialist housing needs e.g. units for the elderly.

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- 5.4 The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine whether the Plan is delivering the housing requirement. Annual monitoring will also enable the Councils to determine what type of sites will supply housing i.e. allocations or windfall sites. The focus will be on the completed units rather than permissions. Additionally, the Monitoring Framework will try to assess whether the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. A survey of the situation in relation to the provision within all the Villages, Clusters and Open Countryside in April 2021 indicates that 1,422 units from the total of 1,953 units (without the 10% slippage allowance) have been completed, and that 708 were in the land bank (and likely to be completed).
- 5.5 Based on the completion rates to date within the Villages, Clusters and Open Countryside category (information as at April 2020) it is therefore likely given the growth considerations, that such a proposal would be acceptable. However, this must be considered alongside the specific situation in Llanbedrog in terms of what has been built there and the extant permissions.
- 5.6 In the JLDP, Llanbedrog has been identified as a Coastal Village in Policy TAI 5 'Local Market Housing'. This policy notes, subject to the requirements of Policy TAI 15 regarding the provision of affordable housing, that local market housing will be approved within the development boundaries of settlements where the policy applies. Providing new open market housing in Llanbedrog would not be acceptable. The agent was notified at the time the application was registered, that evidence of local need was required to conform to the requirements of policy TAI 5, and no such information had been submitted.
- 5.7 In terms of the local market units, the occupants of the units must comply with the definition noted in paragraph 6.4.30 of the JLDP. There is a definition of 'local' and who is eligible to live in local market units. Those submitting the planning application do not have to be eligible to live in the property. However, it will be necessary to ensure that those who live in the property are eligible to do so. If it is a commercial/speculative development and it is not known at the time of application submission who will be living at the units, then provided that all the application details are acceptable, evidence will not need to be presented about who will be living at the units with the planning application. A 106 Agreement will ensure that those living in the units will be eligible to do so. The need for housing to satisfy the local market has already been proven by drawing-up the Policy, however, justification will be needed in terms of the growth figure as noted above.
- 5.8 The size of these local market units will be limited in accordance with the maximum size noted in Policy TAI 5. This is to ensure that the policy meets its objectives. By controlling the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining sustainable communities. It appears that the types of houses being offered are a combination of two-storey 2, 3 and 4 bedroom houses. The Policy notes a maximum size of 100m<sup>2</sup> (2 bedrooms), 110<sup>2</sup> metres (3 bedrooms) and 130m<sup>2</sup> (4 bedrooms) all with an additional 20m<sup>2</sup> for a garage. From the information received, the maximum floor area is approximately 140m<sup>2</sup> and the minimum is approximately 75m<sup>2</sup>. It is, therefore, likely that this proposal conforms to policy TAI 5 in terms of this.
- 5.9 As two or more units are proposed as part of the proposed development, Policy TAI 15 notes that it is expected for at least 30% of the units to be affordable. It is noted that Supplementary Planning Guidance was adopted in April 2019 which is relevant for 'Affordable Housing'. As



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noted already, in accordance with Policy TAI 5 only local market housing or affordable housing would be acceptable to be provided on this site.

- 5.10 In this case this would be equivalent to 1.5 affordable units. SPG Affordable Housing (paragraph 7.2.2) notes that when the affordable housing requirement is calculated, a proportion of the total houses that need to be affordable are rounded-up to the nearest whole number (where half will be rounded upwards). This means that it would be expected for this proposal to provide 2 affordable units. The Design and Access Statement notes the intention to provide 2 dormer bungalows for the affordable market, however, it is not clear if it is proposed to provide these units formally as affordable units, and no information has been presented to justify the need or valuation.
- 5.11 Paragraph 4.4 of the Local Market Housing SPG states "It would be expected for any plan above the threshold noted in Policy TAI 15 to ensure the appropriate affordable provision, either by means of the provision on the site or in exceptions and if that is not possible, a pro rata payment. If it is not believed that it would be practical to meet the affordable provision noted in Policy TAI 15, there is a responsibility on those who submit the application to justify a lower provision based on information on viability".
- 5.12 In Llanbedrog those who occupy the affordable units are required to have a 5 year connection with Llanbedrog (or rural hinterland). It must be ensured that the size of the affordable unit(s) is/are suitable in order to ensure that they are truly affordable for the first occupiers as well as successive occupiers. It is noted that the indicative plans for the two bungalows (with a first floor) provide approximately 105m<sup>2</sup>, but considering the minimum measurements that may be provided for property approximately 82m<sup>2</sup> comply with the floor area for a two-storey, 2-bedroom affordable house.
- 5.13 Policy TAI 8 promotes proposals that contribute towards improving the balance of housing and will meet the needs noted for the entire community. Therefore, there is a need to consider whether the mixture of units and tenure proposed here is suitable in order to promote a sustainable mixed community. It is therefore important to consider the 'Housing Mix' SPG when establishing whether or not the proposal is suitable.
- 5.14 The Housing Mix SPG states that every applicant submitting a planning application for a C3 Use Class development, that includes 5 or more housing units, will be expected to submit a Housing Statement to support the planning application. This must be considered alongside the fact that local market/affordable units have to be provided here. There is no information regarding the housing mix submitted as part of the application.
- 5.15 The application does not refer to the provision of local market housing or affordable housing at all and no information has been provided in terms of justifying the houses, their affordable price and how the proposal will address the needs of the local community, therefore to this end it does not comply with the requirements of policies TAI 5, PS17 or TAI 15 of the Local Plan.

#### **Visual amenities**

- 5.16 Matters regarding the appearance and setting form part of this application, however, matters regarding scale do not. To this end maximum and minimum measurements have been submitted for the buildings that are subject to this application.
- 5.17 Considering criterion 3 of Policy PCYFF 2 in terms of making the best use of land, the site measures 0.1642ha and proposes 5 houses. By using the scale of at least 30 units per hectare, the

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site provides 4.9 units per hectare and while this is the minimum indicative figure, it is considered that the site may be acceptable in terms of size to provide 5 units.

- 5.18 It is acknowledged that the site is a development described as 'backland' as it is located behind the village's main street. The site is higher than Cae Hendy housing nearby, and at the same level as the main street. Residential dwellings back onto the site and it appears that part of the car park of Dolwar forms part of the application, with the rest of the site situated behind the Dolwar building. There is an agricultural field situated further back to the site.
- 5.19 The appearance of the houses is fairly standard and considering the minimum measurements and that an agreement on the finish and landscaping can be conditioned, it is considered that the housing may be acceptable in terms of visual appearance and therefore the proposal may comply with the requirements of policies PCYFF 2, 3 and 4 regarding this.
- 5.20 The site is located within 500m to a Monument and within the Llŷn and Bardsey Landscape of Outstanding Historic Interest, and on the basis of the CADW observations, it is not considered that the proposal would have a significant impact on its features and therefore the proposal conforms to the requirements of policies PS20 and AT1.

#### **General and residential amenities**

- 5.21 As mentioned above, it is acknowledged that the proposal is a development described as 'backland' and therefore there is a need to assess the impact of this on the amenities of nearby residents, as well as the impact on the amenities of housing and the area in general.
- 5.22 As this is an outline application, and although the proposal's setting and appearance form part of the application, the scale does not and therefore there is a possibility to amend this via a reserved matters application. The layout plan noted that the proposal provides a 2-bedroom bungalow at the rear of the houses situated on the street, two 4-bedroom houses backing on an agricultural field and one three-bedroom house at the site and back of Dolwar and backing onto the property of Brithdir and Holton that are also located on the main street.
- 5.23 The elevation plans indicate the position of the windows of these houses, however, it is noted that it is not totally clear how the houses have been set on the site (i.e. what elevations form the front and back). To this end, it is considered that the concern regarding the potential of over-looking impact from one of the bungalows to the back of numbers 4 and 5 Cae Hendy, one of the 4-bedroom houses to the back of 6 Cae Hendy and the 3-bedroom house to the back of Brithdir and possibly Holton.
- 5.24 Dolwar car park currently backs onto a section of the houses situated on the main street, and as the houses located here are lower (it is noted that they are called 'bungalows' on the plans but they include a full floor in the roofspace and therefore they cannot be described as one-storey houses with windows in the roof rather than first floor windows and the land levels are similar, there is an element of overlooking from the existing car park and therefore it is not considered that the impact on these houses are significant in terms of overlooking.
- 5.25 In addition to this, the proposal entails using two ways to get access into the site. Both ways are narrow, one off Ffordd Pedrog and one off Cae Hendy estate. The roads are not wide enough for vehicles to pass each other or to provide a pedestrian path. It is proposed to provide a one-way system to gain access and leave the site where vehicles would use one way to get access and the other to exit the site. There are no details of how pedestrians would be able to reach and leave the

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site safely, and there are no details regarding how the one-way system would be implemented and enforced, i.e. signage, access barriers etc.

- 5.26 It is considered that this system is likely to have a significant impact in terms of the general amenities of nearby residents and in the area in terms of disturbance and noise. To this end, and as a result of the impact on the amenities of specific residents in terms of overlooking and generally regarding noise and disturbance, it is considered that the proposal is contrary to the requirements of criterion 7 of policy PCYFF 2.

#### **Transport and access matters**

- 5.27 As noted above, the proposal entails using two roads to gain access into the site. Both ways are narrow, one off Ffordd Pedrog and one off Cae Hendy estate. The roads are not wide enough for vehicles to pass each other or to provide a pedestrian path. It is proposed to provide a one-way system to gain access and leave the site where vehicles would use one way to get access and the other to exit the site. There are no details of how pedestrians would be able to reach and leave the site safely, and there are no details regarding how the one-way system would be implemented and enforced, i.e. signage, access barriers etc.
- 5.28 The Transportation Unit has confirmed in their observations that none of these roads are suitable to be used as access and they do not meet with safe access standards. Furthermore, it is not possible to provide a footpath and the road that leads to Cae Hendy has a bend and it would be difficult for a car to reach and leave the site not to mention any larger vehicles such as emergency or delivery vehicles. The Transportation Unit also confirm that the parking provision is insufficient.
- 5.29 Therefore to this end, it is considered that the proposal is unacceptable and would be likely to have a significant impact on road safety in terms of providing access to vehicles, lack of provision for pedestrians and bicycle users and the parking provision. The proposal is therefore contrary to the requirements of policies TRA 2 and 4 of the LDP.

#### **Biodiversity matters**

- 5.30 The site is an agricultural field that is cut regularly according to public observations. There is vegetation on some of the site's boundaries and there are several trees on the western boundary. The site plan refers to a root protection zone for one tree on the southern boundary, however, there are no further details regarding this and it appears that it is intended to provide a boundary fence between two properties within this root protection zone.
- 5.31 No observations were received from the Biodiversity Unit at the time of writing this report. Should the principle of the proposal have been considered acceptable then it would be possible to impose conditions to provide Biodiversity enhancements together with providing further details regarding retaining/protecting the trees. It would be possible to impose a supervision note to ensure the protection of any protected species. To this end, it is considered that it would be possible to ensure that the proposal complies with the requirements of Policy PS19.

#### **Educational Contribution**

- 5.32 The proposal is to construct 5 houses with a total of 15 bedrooms. From the information in the 'Planning Obligation' SPG it is noted that the proposal is likely to lead to two additional primary age pupils:  $5 \times 0.4 = 2$  pupils

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5.33 The capacity of Ysgol Llanbedrog (which serves the catchment area where this application is located) is 73, and the number attending the school in 2021/22 is 83. As the school is already over capacity, it would be relevant to consider the educational contribution for the additional pupils that would derive from this development. Should the proposal have been acceptable then the LPA would have requested the opinion of the Education Department to discuss the contribution.

#### **Consideration of the Welsh language**

5.34 In accordance with criterion 1(b) of Policy PS1 'The Welsh Language and Culture', as the housing provision for Llanbedrog has already exceeded the figure for the indicative supply given to the settlement in the JLDP, in accordance with the requirements of Strategic Policy PS1, a Welsh Language Statement must be submitted for this proposal.

5.35 Appendix 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' outlines the methodology for preparing a Welsh Language Statement. While the site in its entirety is considered to be a 'large scale' site in accordance with the definition in the SPG 'Maintaining and Creating Distinctive and Sustainable Communities', it is not deemed necessary to submit a Welsh Language Assessment for the proposal in accordance with Policy PS1 as it is not believed to be an unexpected windfall site. The site is located within the development boundary and it was also within the development boundary of the previous Development Plan (Gwynedd Unitary Development Plan).

5.36 No information was provided regarding the impact of the development on the Welsh Language, and due to the fundamental objection to the principle of the proposal, the applicant's agent has not been asked for this information. Nevertheless, as the information submitted is insufficient to assess the proposal against the requirements of policy PS1 and SPG Maintaining and Creating Distinctive and Sustainable Communities, and the need for the affordable housing or the open market housing is unclear, the proposal is contrary to the requirements of this policy and guidance.

#### **Response to the public consultation**

5.37 The following comments were received as a result of the public consultation:

- over-development
- access
- over-looking/amenities
- parking
- collision between vehicles and pedestrians
- refuse (lorries unable to access the site)
- no evidence of need
- no affordable housing information
- boundary treatment
- sunlight

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5.38 It is considered that the above matters have been addressed in full in the report.

5.39 As well as the objections noted above, objections were received which were not valid planning objections. These included:

- view
- covenant not to build on the land

5.40 A view is not a planning matter and therefore is not material for discussion within this assessment. It is noted that the covenant is a legal or civil matter and is not a matter that could be assessed within the planning system. There is a responsibility on the developer should planning permission be approved, to be able to conform to any covenant or legal requirement on the site.

## **6. Conclusions:**

6.1 As a result of the above assessment, it is considered that the proposal is unacceptable due to the following matters:

- lack of information regarding the impact on the Welsh Language
- Significant impact on road safety as a result of the proposed access/exit, lack of provision for pedestrians and bicycle users and a lack of sufficient parking provision.
- Significant impact on the amenities of specific houses in terms of overlooking and general significant impact in terms of noise and disturbance as a result of the one-way access system and the lack of provision for pedestrians.
- Lack of information regarding the need for local market housing and affordable housing and their price.

## **7. Recommendation:**

7.1 To refuse – reasons

1. No information was provided regarding the impact of the development on the Welsh language, and therefore it cannot be ensured that the proposal is not contrary to the requirements of policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan 2017, together with the SPG on Maintaining and Creating Distinctive and Sustainable Communities.
2. The proposal is unacceptable and would be likely to have a significant impact on road safety in terms of providing access to vehicles, lack of provision for pedestrians and bicycle users and the parking provision. The proposal, therefore, is contrary to the requirements of policies TRA 2 and 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
3. The application does not refer to the provision of local market housing or affordable housing at all and no information has been provided in terms of justifying the houses, their affordable price and how the proposal will address the needs of the local community, therefore to this end it does not comply with the requirements of policies TAI 5, PS17, TAI 15 or PS1 of the Anglesey and Gwynedd Joint Local Development Plan 2017.