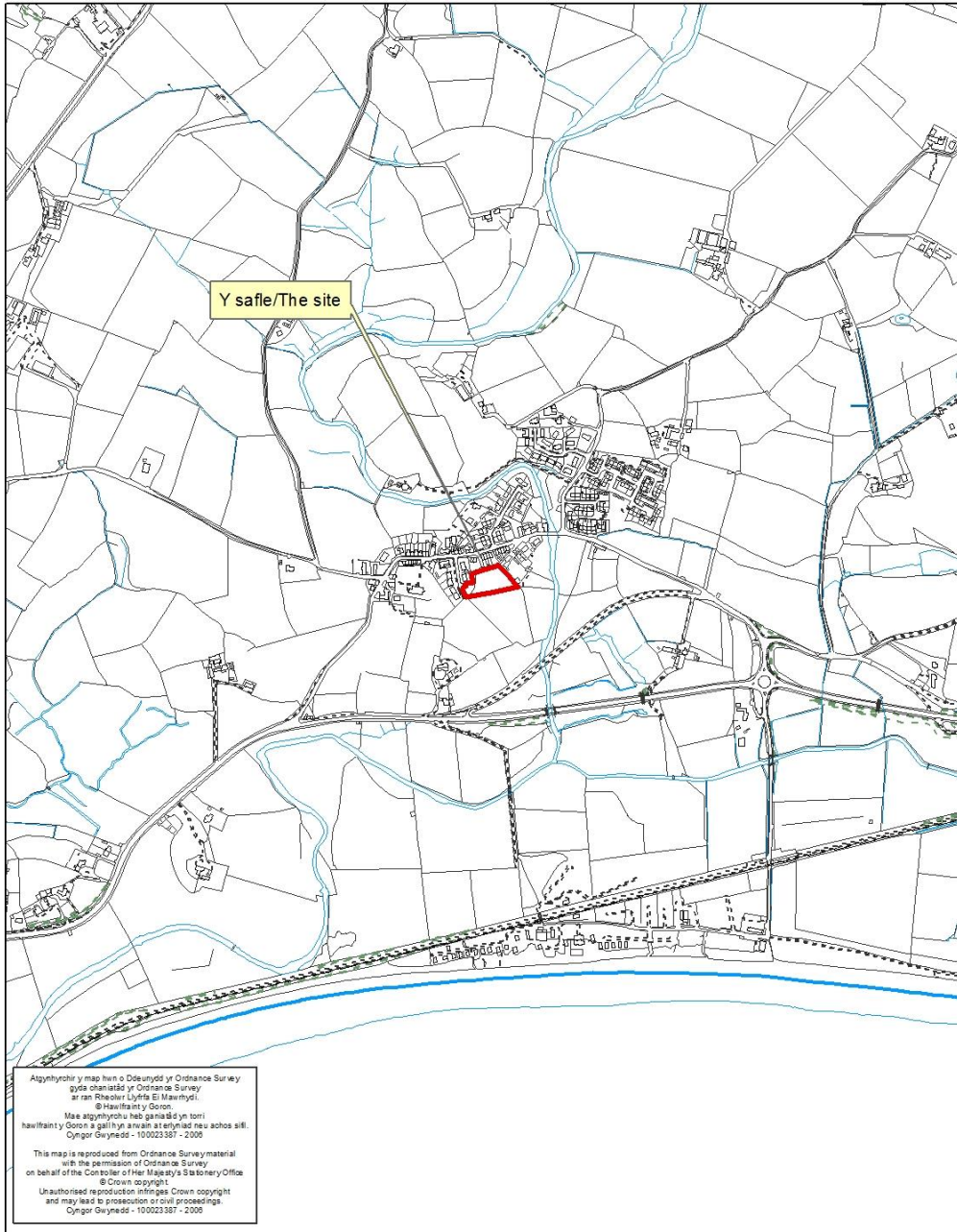


Number: 2



Rhif y Cais / Application Number : C15/0215/40/LL

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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Application Number: C15/0215/40/LL
Date Registered: 06/03/2015
Application Type: Full - Planning
Community: Llannor
Ward: Abererch

Proposal: ERECT EIGHT NEW HOUSES WHICH WOULD INCLUDE TWO AFFORDABLE DWELLINGS TOGETHER WITH FORMING AN INTERNAL ACCESS ROAD AND PEDESTRIAN ROUTE

Location: LAND NEAR TAN YR EGLWYS, ABERERCH, PWLLHELLI, GWYNEDD, LL536BF

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE

1. Description:

- 1.1 The application was deferred at the Planning Committee on 22 February 2016 in order to assess and consult on amended plans. The application was previously deferred at the Planning Committee on 11 January 2016 in order to undertake a site visit. This site visit was undertaken on 22 February 2016. The application has now been amended to be a full application to erect eight houses on a site within the development boundary of Abererch, which was allocated within the Gwynedd Unitary Development Plan for new housing for the general market. The Development Brief for the site suggests that the site could cope with approximately nine residential units with approximately 35% of them being affordable houses. In light of reducing the number of houses that form part of the proposal from nine to eight, the number of affordable houses being offered has also been reduced from three to two.
- 1.2 The mixture of housing proposed on the site in its entirety includes:
 - 2 single-storey two bedroom houses
 - 4 single-storey three bedroom houses
 - 2 two-storey two bedroom detached dormer houses
- 1.3 The external walls of the development would be finished in a 'buff' colour pebble-dash render and the roofs would be covered with slates. Included as part of the application is the creation of an estate road that would join into the existing estate road. All of the houses that are the subject of the application include two parking spaces within the curtilage. Since submitting the application to the Planning Committee on 11 January 2016, an amended landscaping plan for the site has been received. This plan includes an intention to plant a native hedgerow on the southern boundary of the site. It is also intended to plant trees and hedges within the site along with providing flower beds to plant bulbs. A palisade fence would remain on the boundaries between the houses.
- 1.4 The site lies within the development boundary of Abererch and the land has been designated for housing in the GUDP. Therefore, a Development Brief for has been prepared for the site and that brief notes that the site could cope with approximately nine residential units and approximately 35% of those houses should be affordable. Dwellings are situated to the west, north and east and a field is located to the south. The terrace of houses to the north of the site had been registered as listed buildings. A public footpath runs through part of the site and the proposal would impact the route's course and because of this, its formal diversion would have to be arranged should the application be permitted. Part of the site to the east which is nearer to

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Afon Erch lies within a C1 flooding zone. The land is on a slope which rises approximately 6 metres from the south east to the north west.

1.5 As part of the current application, a design and access statement, a flood consequence assessment and a drainage package have been submitted.

1.6 The application is submitted to Committee as it is a residential development for five or more dwellings.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

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 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 number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

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 must 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 to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B29 – DEVELOPMENT ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they conform to a series of criteria that are relevant to the features on the site and to the purpose of the development.

POLICY B32 - INCREASING SURFACE WATER - Refuse proposals which do not include flood reduction measures or appropriate alleviating measures which will lead to a reduction in the volume and scale of surface water reaching and flowing into rivers and other water courses.

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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 CH1 – New housing on designated sites - Proposals to build houses on sites allocated for housing use will be approved provided that criteria relating to specific features of the development can be met.

POLICY CH6 – AFFORDABLE DWELLINGS ON EACH DESIGNATED SITE IN THE PLAN AREA AND ON UNDESIGNATED WINDFALL SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES – Refuse proposals to develop housing on sites that have been designated for housing or on windfall sites within the development boundaries of the sub-regional centre and the urban centres where it is not possible to comply with criteria controlling affordability and the local need for the development.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY - All parts of the cycling network, paths and rights of way shall be safeguarded and promoted by assessing any proposal that would infringe on them and seeking to satisfactorily incorporate them within the development. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route. Proposals will also be refused if they are likely to prohibit plans to extend the cycling network, paths or rights of way unless a suitable alternative route can be provided.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can 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. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where off-street parking is needed and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the necessary parking spaces on another nearby site.

Supplementary Planning Guidance: Development Briefs (November 2009)
 Supplementary Planning Guidance: Planning and the Welsh Language (November 2009)
 Supplementary Planning Guidance: Affordable Housing (November 2009)
 Supplementary Planning Guidance: Planning Obligations (November 2009)

- 2.3 **National Policies:**
 Planning Policy Wales (Edition 8, January 2016)
 Technical Advice Note 2 – Planning and Affordable Housing (2006)
 Technical Advice Note 12 - Design (2014)

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Technical Advice Note 15 – Development and Flood Risk (2004)
 Technical Advice Note 18 – Transport (2007)
 Technical Advice Note 20 – Planning and the Welsh Language (2013)

3. Relevant Planning History:

3.1 The site has no relevant planning history.

4. Consultations:

Community/Town Council: Support. Comment that it will be necessary to ensure that surface water created from the development does not impact nearby housing.

Transportation Unit: Emphasise that the existing estate road has not been adopted and that the developer should complete that process prior to the commencement of any further development. In addition, the plans show high boundaries on the edges of plots 1 - 3. These boundaries vary between 1200mm and 1500mm and usually boundaries over 1000mm in height are not permitted to ensure adequate visibility from each entrance and junction. Recommend standard conditions involving the height of the boundaries and the method for completing the estate road, together with a note on adopting the road.

Footpaths Unit: Following a discussion with the agent/applicant, the Countryside and Access department is willing to withdraw its objection to the application subject to public footpath no. 7 in the community of Llannor being diverted under Section 257 of the Town and Country Planning Act 1990 in accordance with the amended plans (reference AL.03 Revision H, 8/12/2015). So that the Council can commence on the s.257 procedure, the developer will be required to meet the administrative and advertising costs incurred when implementing the Diversion Order.

Natural Resources Wales: Observations dated 11 November 2015 concerning flooding matters.
 The Floods Consequence Assessment submitted to support the application (KRS Environmental, June 2014) clearly states that the finished ground level should be set at 5.90m AOD. This level appears conservative as it is above an AEP incident level of 0.5% including 100 years of climate change for the life of the development. However, in the absence of any specific modelling information for this site this is the approach we are taking. However, from looking at our latest modelling information we can confirm that the finished floor level of 4.6m AOD is adequate to comply with the requirements of TAN 15. A small part of the site (near Plot 4) lies within the extreme flood outline. Provided that these levels are not reduced in this area, it is considered viable to manage flood risk provided that a condition is imposed on the

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planning permission noting that the finished floor level is set at a minimum of 4.6m AOD.

Observations received 17 August 2015 relating to surface water

Unclear whether or not there is a viable method to dispose of surface run-off water from the site. Recommend submitting a surface water management plan before making a decision on the application and that this method is possible. It is also recommended that a condition is imposed to submit and reach agreement on the details of a plan to dispose of surface water in order to ensure effective management of surface run-off water resulting from the proposed development. It is also recommended to contact the Council's Drainage Unit for further advice in relation to this. It is advised that any plan ensures that run-off water from the proposed development is reduced or that it is no more than the current run-off rates. Also, details of adopting / managing the system should be submitted to ensure that the plan/system continues to be effective for the lifespan of the development.

Observations 30 March 2015

Protected Species

Recommended consulting with the Council's internal ecologist to see whether or not a protected species assessment was required.

Work within / near a watercourse

Flood Protection permission is required for the discharge of surface water into Afon Erch.

Welsh Water:

No objection but propose standard conditions foul water, surface water and land drainage.

Biodiversity Unit:

Observations 26 November 2015

Have noticed that the surface water drain discharges directly into the river. It would be better if the pipe stopped in the field, then the water would filter through the field (soil and vegetation) before entering the river. This would ensure that the water will be clean (less silt and nutrients).

Observations 13 March 2015

I can see from the aerial photographs that this field is of low biodiversity value. The grass has been improved for agriculture and there are no trees or hedges. There are no ecological concerns about this application.

Gwynedd Consultancy:

Not received.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The amended plans were re-consulted upon and that consultation period will end on 9 March 2016. The above observations were received in response to the previous consultation on the application. A total of four

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letters / correspondences of objection to the proposal had been received on the grounds of:

- The houses dominate the Pen y Don property.
- Too many houses for the site.
- The new houses are large compared to the existing properties and have a significant lack of consideration to the context of the listed and historical houses nearby.
- Loss of privacy/overlooking.
- Loss of light.
- Additional traffic through the nearby estate.
- Flooding matters.
- No plans to indicate how the public footpath is maintained through the site.

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

- Impact on views.

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 The application site is within the development boundary of Abererch and it therefore satisfies Policy C1 which states that land within development boundaries will be the main focus for new developments. This application is also on a site that has been designated specifically for housing in the Gwynedd Unitary Development Plan, therefore, in accordance with Policy CH1, the principle of developing housing on this site is acceptable provided the development is of a high standard in respect of the type, size and affordability of the houses, and also in respect of the quality, design and form of the development in accordance with the relevant Development Brief for the site.
- 5.2 The Development Brief notes that this site could cope with nine residential units, based on a development density of 30 units per hectare. Originally, this was an application for nine residential units, but it has now been amended to eight units. It is considered that this number is reasonable in comparison with the Development Brief as it is a method to overcome the concerns of officers and those consulted with about the form and the development impact of nine houses on the site. Consequently, it is considered that the number of units proposed in the application is acceptable for the site, and would make suitable use (based on density) of the land.
- 5.3 The Brief for the site requests that the developer ensures that an appropriate percentage of the houses are affordable houses, and Policy CH6 endorses the need to provide affordable housing for local need on all allocated sites. In light of providing eight units on the site rather than nine, the number of affordable houses proposed as part of the application has also been reduced from three to two. It is considered that this is a reasonable percentage and that the development meets the needs for numbers of affordable houses.
- 5.4 It is intended for both two-storey two bedroom dormer houses to be affordable. The two-storey dormer dwelling would have an internal surface area of approximately 87 square metres and this is in line with the requirements of paragraph 5.17 of

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Supplementary Planning Guidance: Affordable Housing, which states that a two-storey two bedroom house can be 90 square metres.

Language and Community Matters

- 5.5 The site has been earmarked for housing in the GUDP. The Supplementary Planning Guidance: Planning and the Welsh Language states that community and linguistic statements are required for residential developments of five or more residential units on a site/land that has not already been designated for housing development in a development plan. Normally, therefore, as the site is designated for housing in the GUDP, there would be no requirement to submit a community and linguistic statement. However, following the 2011 Census, applicants are required to prepare an update in the form of a Community and Linguistic Statement. Therefore, the applicant was asked to submit a Community and Linguistic Statement; however, this had not been received when preparing the agenda. However, when it will be received, and if its contents are acceptable, it could be considered that the proposal is in accordance with Policy A2 of the GUDP.

Visual amenities

- 5.6 The amended site layout indicates three single-storey houses on plots 1-3 to the south of the site, one single-storey house on plot 5, two two-storey dormer houses on plots 6-7 to the east of the site near the Pen y Don property and two single-storey houses on the northern side of the site backing onto a terrace of houses. The land is on a slope which falls from the west to the east of the site. Abutting the site on the eastern side is the Pen y Don property which is on a lower level than the application site. When the application was submitted originally it was intended to locate four two-storey dwellings on plots 4-7. Since submitting the application, the units on plots 6-7 have been reduced to be two-storey dormer houses, and plots 4 and 5 have now merged to be one plot where it is now intended to locate one single-storey dwelling. These changes to the plan were received in light of officers' concerns about having two-storey houses on plots 4-7 where the houses had been located at a distance that varied between 5 and 11 metres from the Pen y Don property on higher ground than the nearby property. There were concerns that the houses on this part of the site were excessive and would dominate in comparison to the Pen y Don property. Officers originally recommended that the layout of the entire site should be reconsidered to see if two-storey houses would be better located on another part of the site. The Agent submitted a Supporting Statement document, dated July 2015, submitting their views and explaining that the layout had been created in this way to avoid having an impact on the conservation area and on the setting of listed buildings specifically the Church, and not to impact on key views. The agent considered that the two-storey houses on plots 1-3 would disrupt more on the conservation area and listed buildings because the land is higher. Although there are listed buildings in the vicinity, there is no conservation area designation in Abererch. However, following further discussions the latest amended plans were received which replace two two-storey houses on plots 4 and 5 for one single-storey house.

- 5.7 No concerns have existed at any one time about the houses proposed on plots 1-3 and 8-9, namely the single-storey houses. The concerns on the application had been in relation to plots 4-7, particularly their mass and bulk and their close proximity to and on higher land than Pen y Don, which makes these plots seem overbearing and dominant not only on the Pen y Don property but also in terms of general and visual amenities. Criterion 2 of Policy CH1 requires that a development in terms of its quality, design and form is in line with the development brief. The development brief's requirement for a high quality design with the houses remaining in-keeping

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with the nearby buildings in terms of scale and building materials. By now, the plans have been amended so that two two-storey dormer houses and one single-storey house are located nearest to Pen y Don. It is considered that this is an improvement of what was originally proposed and that the impact of the proposal in terms of the overbearing and dominant element on the Pen y Don property and also on the visual amenities have significantly reduced. Therefore, it is considered that the proposal in its amended form is suitable and acceptable for the site. It is therefore considered that the proposal in its amended form corresponds with the requirements of the development brief from the perspective of having a proposal which is in-keeping with the nearby buildings in terms of their scale and in light of that it is considered that the proposal therefore complies with criterion 2 of Policy CH1, which requires that the development is in accordance with the development brief, in terms of its quality, design and form. It is considered that reducing to two-storey houses to one single-storey house is an improvement in terms of respecting the site and its proximity in terms of scale, size and layout. It is no longer considered that the proposal would have an overbearing and dominant impact nearby properties or on the area's visual amenities. Therefore, it is considered that the proposal is acceptable from the perspective of Policy B22 of the GUDP.

5.8 The development brief also requires that planting and soft landscaping is a part of the proposal, including marking the southern and western boundary of the site with native trees and hedges along with a wall constructed of local stone (or similar) as is characteristic of this area. On the original plans, the boundaries had been made up of palisade fences mainly, which varied in height from 1.2 metres to 1.8 metres. These palisade fences were to be used on the boundaries between houses and on the southern and western boundary of the site. It was not considered that such boundary treatment complied with the requirements of the development brief nor did it give consideration to the area's existing methods of defining boundaries. However, since submitting the application to the Planning Committee on 11 January 2016, an amended landscaping plan for the site has been received. This plan includes an intention to plant a native hedgerow on the southern boundary of the site. It is also intended to plant trees and hedges within the site along with providing flower beds to plant bulbs. A palisade fence would remain on the boundaries between the houses. This is considered an improvement in terms of landscaping the site and conditions could be imposed that the landscaping is undertaken in accordance with this amended landscaping plan should the application be approved. Therefore, it is considered that the landscaping plan now complies with the development brief and with the requirements of Policy B27 of the GUDP.

5.9 It is considered that the finishes of the houses with a slate roof and buff coloured render would be suitable and would correspond with the houses on the existing estate. It is considered that the proposal is acceptable in respect of Policy B25 of the GUDP.

Conservation Matters

5.10 The terrace of houses to the north of the site had been registered as listed buildings. It appears that these houses were listed as a significant terrace of native village cottages dating back to the beginning of the nineteenth century. It is considered that the main setting and value of these terraced houses as listed buildings can be seen from looking at them in the context of the Abererch street scene, including their front elevation. The proposed development would be located to the rear of these terraced houses where two single-storey houses would be located closest to the listed buildings' gardens. As a result of the location to the rear, it is not considered that the proposed development would disrupt the setting of the listed buildings located towards the north of the site.

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5.11 Towards the west of the site is St Cawrdaf Church which is a Grade I listed building. However, the houses of the existing Tan yr Eglwys estate are located between the site and the Church. Therefore, considering that the proposed houses in the context of the Church would be set against a backdrop of the existing housing estate, it is not considered that the proposal would disrupt the setting of the listed Church.

5.12 Consequently, it is not considered that the proposal would disrupt the setting of the listed buildings located nearby and that the proposal is acceptable in terms of Policy B3 of the GUDP.

General and residential amenities

5.13 Houses are to be found to the west, north and east of the site. The houses on plots 8 and 9, which are located closest to the existing houses to the west and north, would be single-storey houses and thus it is not considered that this would lead to overlooking and / or loss of privacy between the existing and proposed houses. The gable end of the two-storey house to be located on plot 7 would face the house to the north. However, there is no window in the gable end of this property; therefore, the house on plot 7 would not disrupt the privacy of the houses to the north of the site. The Pen y Don property is located immediately on the boundary with the site to the east. Plots 4-7 of the development would therefore have their rear elevations facing towards that property. Pen y Don has one ground floor window facing the site. During the assessment of the application, the houses to be located on plots 6 and 7 have been reduced from two-storey houses to two-storey dormer houses. This has meant that roof-lights are to be seen on the first floor level in the elevation facing Pen y Don. As roof-lights are proposed on the first floor level and that a 1.8m fence is to be built on the boundary, in terms of ground floor windows, it is considered that the proposal in relation to plots 6 and 7 would allow for reasonable privacy for the users of the nearby property. Originally, two-storey houses were to be located on plots 4 and 5, and there was a concern about overlooking from those houses, specifically to the garden of the Pen y Don property. By now, both two-storey houses have been removed from the plan and a single-storey house has been included to replace them. In light of making the property at this part of the application single-storey, it is not considered that there would be overlooking from this property towards the Pen y Don garden. Therefore, it is not considered that this amended proposal would cause significant harm to the enjoyment of Pen y Don occupants in their garden, and therefore it is considered that the proposal corresponds with criterion 1 of policy B23 of the GUDP.

5.14 It is not considered that the proposal would constitute as an overdevelopment of the site as the Development Brief states that this site could cope with nine residential units, and that based on a development density of 30 units per hectare. Consequently, the number of units proposed in the application is acceptable for the site, and would make suitable use (based on density) of the land.

5.15 Developing eight houses on the site in question would add to the traffic flow travelling through the existing Tan yr Eglwys estate. However, it is not considered that an addition of eight houses would cause significant harm from the perspective of extra traffic and traffic-related noise.

5.16 In light of the above, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and that the proposal is therefore acceptable from the perspective of Policy B23 of the GUDP.

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Transport and access matters

5.17 It is intended to gain access to the site through the existing estate road and then extend that road to gain access to the individual houses. It is intended to provide two parking spaces within the curtilage of each property. The observations of the Transportation Unit have been received regarding the proposal. Those observations emphasise that the existing estate road has not been adopted and that the developer should complete that process before commencing any further development. In addition, the plans show high boundaries on the verges of plots 1 to 3. These boundaries vary between 1200mm and 1500mm and normally boundaries in excess of 1000mm in height are not approved so as to ensure sufficient visibility from all accesses and junctions. Therefore, the Transportation Unit recommends standard conditions relating to the height of boundaries and the method of completing the estate road and a note regarding adopting the road. As a result of imposing appropriate conditions it is considered that the proposal would be acceptable in relation to road safety and parking spaces and thus complies with Policy CH33 and CH36 of the GUDP.

5.18 Public footpath number 7 in the community of Llannor runs through the application site. The site plan received for the proposal shows how it is intended to divert this public footpath should the application be approved. If the proposal is approved then it would be required for the path to be officially diverted under Section 257 of the Town and Country Planning Act 1990 and this is a process that will take place after permission is granted. The observations of the Footpaths Unit were received on the application and it is prepared to withdraw its objection provided that the path is diverted under Section 257 of the Town and Country Planning Act 1990 in accordance with the amended plan. Provided that this is implemented, it is considered that the proposal would be acceptable in relation to Policy CH22 of the GUDP.

Flooding matters

5.19 Part of the site lies within a C1 flooding zone as designated by Technical Advice Note 15: Development and Flood Risk. A Flood Consequence Assessment was submitted as part of the application. A section of the land where it is intended to build the houses will be raised and to compensate for this land it is intended to reduce the level of a similar sized piece of land to the south as a flood compensation area. The observations of the Environment Agency on the proposal have been received. These observations confirm, after considering the Flood Consequence Assessment and the latest modelling information, that it would be possible to manage the flood risk by imposing a condition on the planning permission. The proposed conditions would include ensuring that the ground floor level of the residential units is set at a minimum of 4.6m AOD. This would be as shown on the plans.

5.20 A residential development is defined as a development that is very vulnerable within TAN 15 and thus a development of this type should not be approved within a C1 zone area unless it complies with specific criteria within policy B29 and TAN 15. In this case, the proposal forms part of the Local Planning Authority's strategy by means of its location within a Town's development boundary and on land allocated for housing. This will maintain the settlement by providing additional residential units including a percentage of affordable houses. Because Natural Resources Wales are also satisfied with the proposal, it is considered that it complies with the requirements of Policy B29 of GUDP and TAN15.

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Surface Water matters

- 5.21 As a part of the application, a drainage pack was submitted which refers to the method of dealing with surface water. It is proposed to install storm blocks under the lawned amenity areas in plots 3-7 which are located to the east and south-west of the site where the land is lower. This will allow for surface water to be captured from the development's hard surfaced areas. The surface water would also be directed towards the field to the south of the site where it would ultimately be directed towards Afon Erch. Natural Resources Wales has recommended imposing a condition to submit a surface water disposal plan in order to ensure effective management of run-off surface water emanating from the development, if the application is approved. Natural Resources Wales also recommended consulting with the Council's Drainage Unit for further advice. A consultation was undertaken with the Drainage Unit, which is a section of Gwynedd Consultancy, however no response was received. If the application is approved, it is considered reasonable to impose a condition as recommended by Natural Resources Wales to ensure that full details of an effective method of disposing of surface water is submitted and agreed and that this is implemented within an appropriate timescale. As a result of imposing a condition to ensure an effective method of disposing of surface water, it is considered that the proposal is acceptable from the perspective of Policy B33 of the GUDP.

Biodiversity matters

- 5.22 The Biodiversity Unit and Natural Resources Wales were consulted on the application. In terms of Natural Resources Wales, their recommendation in relation to biodiversity was to consult with the Biodiversity Unit. The original observations of the Biodiversity Unit note that the field is of low biodiversity value and that it is improved grassland for agriculture purposes and that it has no trees or hedges. There were no ecological concerns about the proposal. However, more recent observations were received recommending that the surface water drain should finish in the field rather than in the river so that the water could filter through the field before it discharged into the river. However, as explained above, if the application is approved it would be required for the surface water disposal method to be agreed with the Local Planning Authority and thus it is considered that it would be possible to obtain a suitable operation method without affecting biodiversity.

6. Conclusions:

- 6.1 The site has specifically been allocated for housing in the Gwynedd Unitary Development Plan and therefore the principle of developing houses on this site is acceptable. It is considered that the density of houses on the site together with the number of affordable houses proposed corresponds with the development brief for the site. The principle of having a variety of houses on the site is also supported. There were previous concerns about the houses on plots 4-7 and more specifically the units on plots 4 and 5. The two-storey houses which were to be located on plots 4 and 5 have been removed from the plan, and one single-storey house has been included to replace them. It is considered that this change overcomes the previous concerns about the proposal. It is now considered that the proposal, as submitted, responds to the requirements of the development brief from the perspective of having a proposal which is in-keeping with the nearby buildings in terms of their scale, and in light of that it is considered that the proposal therefore complies with criterion 2 of Policy CH1 which requires that the development is in accordance with the development brief

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in relation to its quality, design and form. It is also considered that the proposal now respects the site and its proximity in terms of its scale, size and layout and that it would no longer impact the area's visual amenities. Therefore, it is considered that the proposal is acceptable from the perspective of Policy B22 of the GUDP.

- 6.2 The development brief also requires that planting and soft landscaping is a part of the proposal, including marking the southern and western boundary of the site with native trees and hedges along with a wall constructed of local stone (or similar) as is characteristic of this area. An amended landscaping plan has now been received which indicates an intention to plant a native hedgerow on the southern boundary of the site together with planting trees, hedges and bulb beds within the site. This is considered an improvement in terms of landscaping the site and conditions could be imposed that the landscaping is undertaken in accordance with this amended landscaping plan should the application be approved. Therefore, it is considered that the landscaping plan now complies with the development brief and with the requirements of Policy B27 of the GUDP.
- 6.3 The two-storey houses which were to be located on plots 4 and 5 have now been deleted from the plan. It is intended to locate a single-storey house to replace them. In respect of this amendment, it is not considered that the proposal would cause overlooking or cause significant harm to the amenities of the local neighbourhood. It is therefore considered that the proposal, in its amended form, complies with Policy B23 of the GUDP.

7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application subject to the end of the second consultation period and the receipt of a Community and Linguistic Statement and to the signing a 106 agreement to bind two of the units for affordable housing and to the following conditions:-

1. Commence within five years
2. In accordance with the amended plans
3. Agree on the finish of the external walls and roofs of the houses.
4. Removal of permitted development rights for extensions and curtilage buildings for both affordable units.
5. Public footpath no. 7 Llannor which is affected by this development must be diverted under Section 257 of the Town and Country Planning Act 1990 before any other work is commenced on the site.
6. Ground floor level to be at least 4.6m AOD.
7. Submitting and approval of a surface water disposal plan.
8. Landscaping.
9. Boundary wall / hedge / fence with the estate road not to be higher than 1 metre.
10. Complete the estate road with compacted and fixed stabilising rocks and the completion of a surface water system.
11. Complete road and pavements for the foundation course and ensure that lights are working before houses are occupied.
12. Installation of kerbs on verges of the estate road, surfacing of carriageway and footway and lighting before the last dwelling on the estate is occupied.
13. Separate disposal of surface and foul water from the site
14. No surface water to connect directly or indirectly with the public sewer system
15. No land drainage to connect directly or indirectly with the public sewer system.

PLANNING COMMITTEE	DATE: 14/03/2016
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