

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 4

Application Number: C21/0564/23/LL

Date Registered: 09/06/2021

Application Type: Full

Community: Llanrug

Ward: Llanrug

Proposal: Application for the erection of three affordable residential units (two houses and a bungalow)

Location: Land near Glyntwrog Inn, Llanrug, Caernarfon, LL55 4AN

Summary of the Recommendation: To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement to transfer the units to a housing association, along with conditions

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a full application for the erection of three social affordable housing, a pair of semi-detached two-storey houses and one bungalow. It is intended to construct a new entrance to create an access road within the site as well as provide eight parking spaces and a bin collection area.
- 1.2 The application was originally submitted for 4 two-storey houses but the plan was amended to 3 following public objections and the officer's concerns regarding the plan. The application is submitted to committee because of the local interest and objection to the application.
- 1.3 The proposed houses are located between the site of the Glyntwrog public house to the east and a pair of single-storey semi-detached houses known as Bryn Siriol to the west. The site is on a slight slope which runs from south to north. The site has not been designated for a specific use and the site is outside the development boundary of Llanrug, but immediately abuts the development boundary. It stands within the Dyffryn Ogwen Landscape of Outstanding Historic Interest.
- 1.4 A Planning Statement, Ecological Statement, Housing Mix Statement and ecological investigation were submitted with 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 Gwynedd and Anglesey Joint Local Development Plan 2011-2026 adopted 31 July 2017
 - PS 1: The Welsh language and culture
 - PS 2: Infrastructure and developer contributions
 - ISA 1: Infrastructure Provision
 - ISA 4 Safeguarding current open spaces
 - ISA 5: Provision of open spaces in new housing developments
 - PS 4: Sustainable transport, development and accessibility
 - TRA 2: Parking standards
 - TRA 4: Managing transport impacts
 - PS 5: Sustainable development

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

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 6: Water conservation

PS 17: Settlement Strategy

TAI 8: An appropriate mix of housing

PS 18: Affordable housing

TAI 15: Threshold of Affordable Housing and their distribution

TAI 16: Exemption site

PS 19: Protect and/or enhance natural environment

AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance (SPG):

SPG: Affordable housing

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Housing Developments and Educational Provision

SPG: Planning Obligations.

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Letter of the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

Technical Advice Note 2: Planning and Affordable Housing

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 5: Planning and Nature Conservation

3. Relevant Planning History:

3.1 3/23/1 – Residential development – The application was refused during the 1970s.

4. Consultations:

Community/Town Council:

Response to the second consultation:

Not received

Initial Response:

An extraordinary meeting of the council was arranged to discuss this application on 1 July 2021 where many members of the public were present (via Zoom). The Council resolved to object to the application for the following reasons:

a) The planning application is submitted as an application to construct four 'affordable' dwellings. The Council was unclear of the definition of 'affordable housing'. How much would the houses cost to buy and whether this would make them affordable for local people.

b) The Council was concerned that a clause would be imposed on any proposed planning applications, e.g. s106 but as has happened after time, the owners are making this request to revoke this condition from the planning application.

c) Highways - It was noted that access is gained to the houses along the main road from Caernarfon to Llanberis and the impact that accessing the houses will have on local traffic. It was noted further that there are two parking spaces for every property, which would result in at least 8 vehicles.

d) School - It was noted that the primary school is already quite full. Increasing the number of children at the school would further increase the pressure on the school.

e) The Council felt that insufficient information had been provided regarding the sewage arrangements therefore it would be required to obtain more information about this before being able to support the application.

f) The views of the local people - It was noted that approving or refusing the application was a matter for the Planning Committee; however, a matter that should be considered is the views of local residents.

The Council has listened to the views of local residents and the view is that residents living around the development site do not wish to

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

see the development happening.

Transportation Unit:

The parking provision and the proposal to locate the entrance centrally and offer the best visibility splay to the site is acceptable; however, the Transportation Unit is concerned about the proposal of providing a sub-standard form of estate road, without an entrance with a radius on either side and a lack of depth to the site to pull a vehicle in before reaching the houses. The concern is that the design does not offer a natural 'turn' into and out of the estate, with the proposal more akin to the entrance of a private house, instead of an estate. The proposal would also involve the need to relocate a BT/Manweb post and bus stop and there are no details regarding these.

Further observations:

This amended plan works better, but there would be a need to consider the internal estate road as a private estate.

The visibility is shown as 2.4m x 40m; however, as it is measured from the back of the pavement instead of the road verge, I assume that more visibility is available in reality. The design of the estate road includes a turning and parking space at a satisfactory level; therefore the proposal is likely to be okay for the transportation unit.

Natural Resources Wales:

We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Consultation Topics, *Advice Service on Development Plans: Consultation Topics* (September 2018).

Therefore, we have no observations to make on the proposed development. Note that our decision not to provide observations does not mean that there may not be a possibility for the proposed development to affect other interests, including environmental interests of local importance. The applicants should be informed that it is they, together with planning permission, who are responsible for ensuring that they obtain all the permits/permissions relevant to their development.

Welsh Water:

Standard comments and recommend a condition not to commence the development until details are submitted on the drainage system, sustainable drainage system and location of drains.

Public Protection Unit:

The Service has considered the above planning application. In this field, a septic tank which serves the property of Bryn Siriol, Llanrug, LL55 4AN, is located. There are no details in the application regarding this. The Department will not be able to support the application without knowing what will happen to the drainage

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

facilities of the Bryn Siriol property.

Biodiversity Unit:

The application has not provided an ecological survey or biodiversity improvement plan. The plans indicate that the land levels would be reduced by 2-3 metres. The photos of the site show a field which is grassland, with stone walls. Without further information, I would assess the biodiversity value of the field as moderate to low. There is potential that the field is a good habitat for fungi such as wax caps and fairy clubs. I can see from street view photos that parasol mushrooms grow in the field. I recommend that the applicant provides a plan to improve biodiversity and that the plans show the biodiversity improvements on the development plans.

Water and Environment Unit

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 dwelling or where the construction area with drainage implications is 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 Cyngor Gwynedd 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 SuDS Approval Body is recommended.

Language Unit

If the information held by Tai Teg is up-to-date, and that the register shows a need for three-bedroom units, I cannot see that there is any scope for us to provide comments.

The only concern that I have is that the statement only refers to discussions with Adra regarding the purchase of the units, rather than an agreement being in place.

A) Have you received confirmation of the arrangement?

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Public Consultation: The application was advertised on the site and neighbouring residents were informed. Correspondence was received objecting to the application on the following grounds:

Disrupts an existing private septic tank in the field.
House and parking space on the location of the septic tank.
Loss of privacy.
Loss of sunlight.
Create nuisance.
Oppressive impact.
Impact on a neighbour's amenities.
The site is outside the development boundary.
Road Safety.
A fatal accident happened outside the site.
Cars parking on the county road.
Lack of visibility.
Added pressures on the primary school.
Loss of greenfield site.
Placing pressure on a public sewer.
Overlooking and shadowing parts of the nearby public house.
Impact on the bus stop.
Additional traffic
Out of character with the development pattern
Mass and scale is out of character
Over-development
The public house will have a detrimental impact on the new neighbours.
The school is too small.
Too many new developments in Llanrug
Amended plans not an improvement
The site needs to be kept as pasture
Lack of assessment of transport and infrastructure security.

In addition, comments were received that were not material planning considerations:

Inability to action any permission due to the presence of a neighbour's septic tank on the site.
Create a precedent for other developments outside the boundary.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is located alongside the Llanrug development boundary as defined in the Joint Local Development Plan. The site has not been designated or protected for any specific use in the Local Development Plan. The proposal involves providing three social affordable units on a site located outside the development boundary (immediately abutting the development boundary).
- 5.2 Policy PCYFF 1 ('Development Boundaries'), notes that proposals will be approved within development boundaries in accordance with the other policies in the Plan, national planning policies and other material planning considerations. Outside the development boundaries, the policy also notes that proposals will be refused unless they are in accordance with specific policies in the Plan or national planning policies or that the proposals show that its location in the countryside is essential.

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.3 Llanrug is identified as a Local Service Centre in the LDP but since the site is located outside the development boundary, policy TAI 16 ('Exception Sites') applies to the proposal. Policy TAI 16 enables housing developments on sites that are outside, but abut the development boundary but it must be ensured that the proposal complies effectively with Policy requirements.
- 5.4 The indicative supply level of housing for Llanrug over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 61 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period 2011 to 2023, a total of 51 units have been completed in Llanrug (37 on windfall sites and 14 on land designations T44 and T45). The windfall land bank, i.e., sites with extant planning permission on sites not designated for housing, in April 2023, is 5 units. One unit on designation T44 (Cae'r Ysgol) remains in the land bank (started in April 2023). This therefore is a shortfall of 4 units.
- 5.5 Based on this information, and since this development would not mean that Llanrug exceeds its indicative supply level, there is no need for a justification based on the number of houses in Llanrug. Nevertheless, as the site is located outside the development boundary and can be considered as a rural exception site, policy PCYFF 1 and TAI 16 also asks for justification.
- 5.6 In accordance with the requirements of Policy TAI 16, it will be necessary initially to establish whether the site is suitable for a residential development of this type and at this scale. The site must form a logical extension to the settlement, and it is considered that it is in this case due to its location between existing houses and a public house. It is also noted that proposals on such a site must be for a small-scale development, which is proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site. By looking at the scale of Llanrug and its population, it is reasonable to consider this development for three houses, which is on a small-scale.
- 5.7 In terms of meeting 'local need' for affordable housing, the Glossary of the Joint LDP together with the Supplementary Planning Guidance 'Affordable Housing' (April 2019) note that this must be in relation to people who are in need of affordable housing and who have a 5-year connection to the Local Service Centre (i.e. Llanrug) or its rural countryside. This means that they would have to have lived in the relevant area for a period of five years, either directly prior to the submission of the planning application or in the past. Therefore, the definition of who would be able to occupy the properties on this part of the site is very specific.
- 5.8 It is essentially important to establish that there is a relevant need for these units that cannot be met within the Llanrug development boundary as noted in Policy TAI 16 (including any potential provision on a part of this site that is within the development boundary). If the need for these units has not been sufficiently justified, then the proposal, in terms of providing housing outside the boundary would not have justification, contrary to the requirements of the Plan as it would provide new housing in the countryside without suitable justification.
- 5.9 Since the application was originally submitted, it has been adapted to a plan that would provide three social affordable units. Evidence and figures were received regarding the need from the applicant and it is noted that the bungalow has been designed to address special needs. The officers are aware of this and have been discussing with Adra in an attempt to seek a suitable site, for over a year. The need for this type of unit is discussed regularly at the Specialist Housing

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Group, which includes the Council's Housing Options Team, the Property department, as well as the housing associations.

- 5.10 Policy TAI 15 and SPG Affordable Housing, require that new houses are of a size, scale and design that are in keeping with an affordable house. In accordance with the needs of PPW, confirmation was received from the agent that the units will meet the Welsh Design Quality Standards and meets housing standards in perpetuity. Although the bungalow will have a larger floor area than what is approved in the SPG for affordable units, because it is a unit for special needs, it is considered that there is reasonable justification for the extra floor area. As the houses will be provided by a social landlord, the units will be protected as affordable units in perpetuity and this can be ensured via a 106 agreement.

Housing Mix

- 5.11 Policy TAI 8 states that each development is expected to achieve an appropriate mix based on the tenure, type and size of housing to contribute to the housing mix. The proposal includes 2 three-bedroom semi-detached houses and an adapted bungalow with four bedrooms. It is considered that the evidence clearly shows that social housing is needed in Llanrug and therefore the occupancy is acceptable. Statistics were received from the Housing Strategic Unit, stating that 25% of people were in need of a three-bedroom house, and only 8% needed a four-bedroom house. Despite the higher need for two-bedroom houses, the 25% means that 61 people are in need of a three-bedroom house, which is still a high number of people in need and the bungalow will respond to special needs. Taking this into account, it is considered that the housing mix is acceptable and meets policy TAI 8.

Open amenity spaces

- 5.12 Policy ISA 5 ('Housing and Open Space Developments') seeks to ensure the provision of open spaces within new housing developments of 10 or more units where the existing open spaces cannot meet the needs of the proposed housing development. As this proposal is below the threshold noted in the policy, it is irrelevant to consider this aspect.

Educational provision

- 5.13 By using the information in the SPG Planning Obligations, it is noted that 1 additional primary school-age pupil will derive from this proposal. The capacity of Ysgol Llanrug (which serves the catchment area where this application is located) is 307 and in 2022/23, 220 pupils attended the school. The information shows that there is sufficient capacity within the local school and therefore there is no justification to ask for an educational contribution and the proposal satisfies policy ISA 1. The comments received are acknowledged, but there is no evidence to show that the proposal will have a detrimental impact on the capacity of the local school.

Language Matters

- 5.14 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20.

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.15 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.16 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. The proposed development does not reach these thresholds.
- 5.17 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, the guidance included within Appendix 5 notes that every development should show how the language has been considered. Although there was no need from a policy aspect, a statement was received as part of the application. As a result of this and the fact that the houses will be social housing, the Council's Language Unit did not have any concern regarding the application. The unit's concern can be addressed via a 106 agreement that would ensure that the houses are transferred to a housing association. In order to fully comply with policy PS1 and should the application be approved, it is considered appropriate to impose conditions to secure a Welsh name for the houses and new estate road.

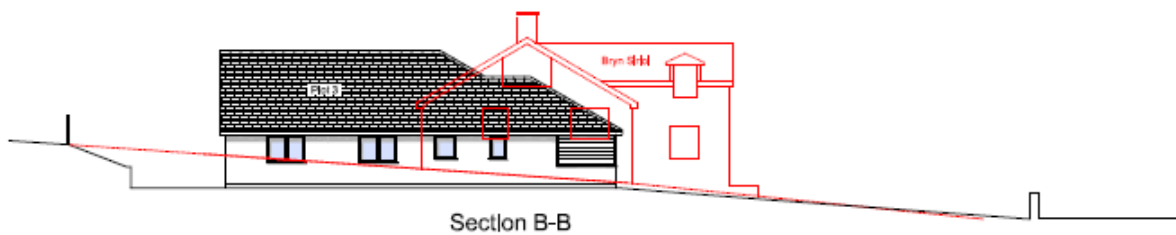
Visual amenities

- 5.18 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements or enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and prevents pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.
- 5.19 It is noted that the development boundary of the village of Llanrug is set in two parts and the development pattern is relatively fragmented around the site. The proposed site is located near a small cluster of houses surrounded by a development boundary and the Glyntwrog public house to the east, which is outside the development boundary. The buildings adjacent to the public house are inside the boundary. The proposal involves building 2 semi-detached, two-storey houses, and one bungalow. The field is otherwise empty and contributes towards a sense of open area between the existing houses near the site and the public house. Nevertheless, the void is not substantial and the nature of the development follows the area's development pattern and the public house and the junction is a natural boundary/end to the village. When assessing the character and appearance of nearby houses, there is variety in the size and appearance of the houses. The design of the proposed house is relatively standard and the materials will include slates on the roof and a mix of render and cladding boards on the walls. It is considered that the development will be able to integrate into the street-scape without causing significant harm to the character of the area. Although it is acknowledged that a green space will be lost, it is considered that the proposal complies with policy PCYFF 3 of the LDP.

General and residential amenities

- 5.20 The original application was for 4 two-storey houses. The site lies between a public house and the Bryn Siriol residential house. Bryn Siriol is a two-storey house with many windows on the

ground floor and first floor and overlooks the application site. There was concern about the impact of the original plan due to the height and location of the houses disrupting the amenities of Bryn Siriol. Following discussions, amended plans were received with the plan reduced to 3 houses with a bungalow alongside Bryn Siriol. The land runs upward from the highway on a slope and the levels were shown on the amended plans which showed that there was a proposal to reduce the height of the site to the rear. As a result, the ridge of the bungalow will be around the same height as Bryn Siriol. In order to show the impact on Bryn Siriol, plans were shown showing the land levels and how the development will sit in comparison with Bryn Siriol. (see below)



- 5.21 The plans show that two windows on the ground floor of Bryn Siriol will be affected by the development. When visiting the site and whilst looking at the historical plans of Bryn Siriol, it can be seen that the smallest window on the left side is a secondary window. Patio doors on the rear elevation of the property open from the same room and consequently, the room will still enjoy the open feel to the rear. As a result, it is not considered that the development will be substantially harmful or oppressive to this room. It is likely that the impact on the other window will be slightly greater but when looking at the plans, the bungalow's porch has been set back from the boundary so that a void exists between the window and the bungalow. It must be accepted that the view will change from a green space to built roads but considering the distance between the houses and the ability to erect a boundary wall of up to 2m without the need for planning consent, it is not considered that the impact would be detrimental enough to justify refusing the application.
- 5.22 The windows of the bungalow have also been positioned to ensure that there will be no direct overlooking between windows. The plans show an intention to erect a new 2m fence along the boundary of the property. The fence will ensure that the window of the kitchen and one of the bedrooms will not overlook the rear garden of Bryn Siriol.

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.23 The observations received also referred to the impact of the public house on the neighbours of the new houses and the risk that the public house will receive noise complaints. By looking at the location of the Glyntwrog's beer garden, the area to the rear has a children's play area and wooden tables. The area is unlit, therefore it is likely that it would only be used during the day and when the weather allows. It is noted from the plans that no details have been received about the new boundary fence to ensure privacy for the rear garden of the semi-detached house, but this can be ensured via a condition.
- 5.24 The public house has a second outdoor area attached to the main building, in the form of a porch and tables located under the roof. This area is more likely to be used later at night but more background noise to the front of the site will blend in some of the noise due to vehicles passing on the highway. Adjacent to this area, the parking spaces of the public house ensure some separation and distance between the various land uses, but it is accepted that there will be some impact from vehicles parking and leaving the site as well.
- 5.25 A residential house is already located adjacent to the Glyntwrog, but the Public Protection Unit does not have any evidence of noise and nuisance complaints deriving from the public house. The houses must be built and insulated to the current building control standards, which will also assist to protect the amenities of residents. The presence of the public house is also a matter for the new residents to consider before occupation. Despite acknowledging the comments received, it is considered that the proposal is acceptable and satisfies policy PCYFF 2 and 3.

Transport and access matters

- 5.26 The proposal involves developing 3 houses and creating a new vehicular access. The plans show 6 parking spaces, 1 parking space for visitors and 1 accessible parking space, as well as a bin collection area near the entrance. During the consultation period, a large number of comments were received, raising concerns about safety in this part of the village and the fact that a number of accidents have happened here in the past. It appears that the concerns mainly derive from the speed of traffic along the adjacent county road, as well as vehicles parking along the county road.
- 5.27 The Transportation Unit had concerns about the original plans but after receiving amended plans, they did not have an objection to the proposal. It must also be borne in mind that the proposal is only for three additional houses and that a development at this small scale will not create substantial additional movements on the highway. Transportation comments acknowledge that the visibility splays are shown 2.4m back from the entrance and consequently is affected by an electricity pylon and bus stop. Nevertheless, the comments acknowledge that there will be more visibility when the car is further forward in the entrance, and therefore there will be adequate visibility. Taking all comments into account, it is not considered that the proposal is contrary to policy TRA 2 or TRA 4 of the LDP.

Biodiversity Matters

- 5.28 The site involves the development of a greenfield site that has not been previously developed and concern has been voiced about this in the local area. Concerns were received from the Biodiversity Unit about the lack of information and assessment as a part of the application. However, an ecological assessment was submitted as part of the application, and it appears that any valuable features will not be lost due to the development and that the content and recommendations within that document address and resolve those concerns. By imposing planning conditions, it would be possible to mitigate the impact of the development and ensure biodiversity improvements. In

PLANNING COMMITTEE	DATE: 15/01/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

those circumstances, it is considered that the proposal meets the objectives of policy AMG 5 within the LDP.

- 5.29 On 11 October, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. The changes to PPW have been considered, however, in this case, they do not raise any new matters that have any material influence on the recommendation.

Infrastructure Matters

- 5.30 In response to a formal consultation, the Council's Water and Environment Unit or Welsh Water did not have any objection to the proposal, subject to a condition which ensures that the drainage plan is completed prior to the occupation of the houses. Nevertheless, an objection was received to the proposal due to the existing septic tank of Bryn Siriol being located on part of the field. A plan was received showing the location of the septic tank being protected as a part of the site plan, as well as confirmation that the foundations of the houses could be designed in a specific way in order to protect the integrity of the tank. As noted above, not all of the comments received are material planning considerations. Matters relating to land and access rights are private legal matters with the landowner and the ability to implement any planning consent is also beyond the considerations for this application. In terms of planning matters, it is considered that sufficient information has been received to satisfy policy PCYFF 2 and protect the environment.

6. Conclusions:

- 6.1 This is a proposal for a social affordable housing development designed to meet the need of the local housing market and located on a site near the village's development boundary, and the site can be considered as a suitable rural exception site. Despite acknowledging the observations received, it is believed that the plan is acceptable on principle, and that it complies with the relevant local and national planning policies relating to all material planning matters.

7. Recommendation:

To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement to transfer the units to a housing association, along with the following conditions:

1. In accordance with the plans.
2. Five years.
3. Land Drainage
4. Materials
5. Removal of permitted development rights
6. Welsh Water Condition
7. Highway conditions (completion of entrance, parking, estate road and bin collection area)
8. Landscaping
9. Biodiversity enhancements.
10. Details of the boundary fence
11. Welsh name for the development / estate road and individual houses.
12. Restricted to C3 use only.