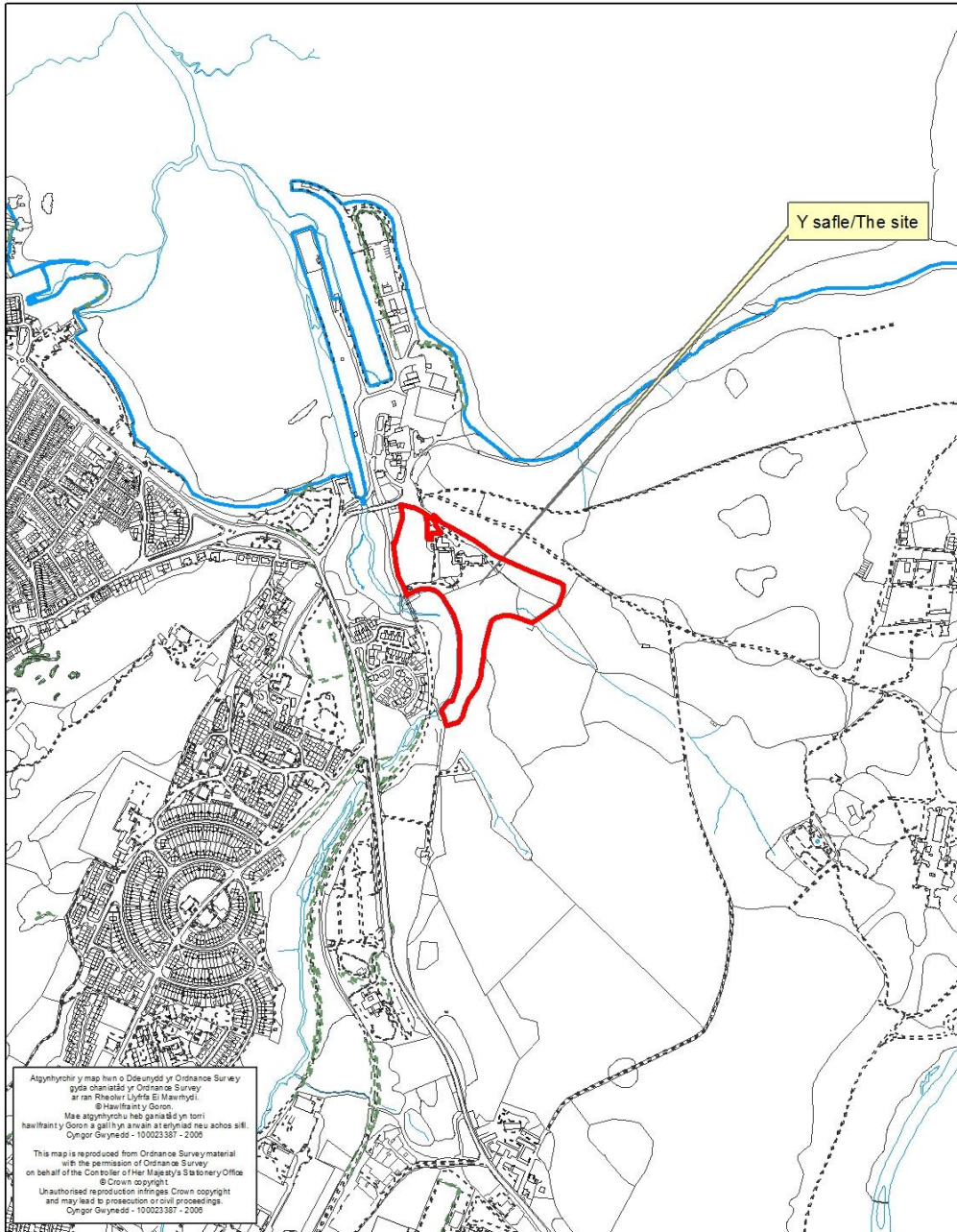


Number: 11



Rhif y Cais / Application Number : C16/0134/16/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 No: C16/0134/16/LL
Date of Registration 19/05/2016
Type of Application Full - Planning
Community Llandygai
Ward Arllechwedd

Intention REVISED APPLICATION – AMEND CONDITION ON PERMISSION C/11/1077/16/LL TO PERMIT 5 ADDITIONAL YEARS TO IMPLEMENT THE PERMISSION AS WELL AS AMENDING CONDITION 2 (IN ACCORDANCE WITH THE APPROVED PLANS) IN ORDER TO ADAPT THE LAYOUT THAT WAS APPROVED TO LOCATE 39 HOUSES RATHER THAN 17

Location: PLAS Y COED, BANGOR, GWYNEDD, LL574HN

Summary of the Recommendation DELEGATE THE RIGHT TO APPROVE WITH CONDITIONS AND SIGN A SECTION 106 AGREEMENT TO ENSURE PROVISION OF AFFORDABLE HOUSING.

1. Description:

- 1.1 This application concerns amending condition 1 of permission C11/1077/16/LL to authorise 5 additional years to implement the permission as well as amend condition 2 (which ensures that the development is in accordance with the approved plans) in order to amend the layout permitted to build 39 houses rather than 17. The application has been amended from the original submission to include the Plas building as part of the application.
- 1.2 In brief, the former approval was for changing the listed Plas y Coed itself to include 12 dwelling units as well as building 17 separate dwelling units on an adjoining field. The application also included building a new vehicular entrance into this field. This application was approved with conditions in 2013.
- 1.3 The main intention of this application is to amend the plan so as to build 39 houses rather than the 17 that were originally approved. This application includes building 23 three bedroomed houses, eight two bedroomed houses and eight one bedroomed houses. The application still includes plans to convert the Plas into 12 dwellings and this element of the application has not changed. The layout of the houses is quite similar to the application that was approved previously. The additional houses will be provided by building semi-detached houses and two blocks of one bedroomed flats in place of the larger detached units in the previous application. The Design and Entrance Statement explains that the change in type and numbers is in response to changes in the housing market since the original approval which has led to a greater demand for smaller sized houses.
- 1.4 The documents below were submitted as part of the planning application:
 - Design and Entrance Statement
 - Traffic Statement
 - Community and Linguistic Assessment
 - Habitat Management Plan
 - Extended Habitat Management Plan part 1 and habitat impact appraisal.
 - Aboricultural Statement
 - Aboricultural Implications Assessment
 - Archaeological Assessment
 - Affordable Housing Statement

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- Bat License and Mitigating Statement

- 1.5 During the application, an additional plan was received showing the location of 10 affordable units and revised plans to ensure that the units meet the standards of Design Quality Requirements Wales.
- 1.6 There have not been any change in local policies since the original application was approved. The site is located within the development boundaries of Bangor city which has been designated as a Sub-regional Centre in the Gwynedd Unitary Development Plan. Despite that, the site is relatively remote, about 300 metres from the nearest public roadway, the A5. The site also forms part of the 'Hirael Bay' redevelopment site as denoted in the Bangor Area Development Brief.
- 1.7 A private unclassified road leads to the site from the nearby A5, veering in one direction towards Port Penrhyn and then continuing towards Plas y Coed past the Penrhyn Castle wall and it's westerly entrance. Plas y Coed's original gatehouse is located parallel to the entrance road to the Plas and the boundary wall of the adjoining field. There is a Tree Preservation Order to protect the existing trees on this field's boundary.
- 1.8 The application has been screened for Environmental Impact Assessment under the Town and Country Planning Regulations (Environmental Impact Assessment) (England and Wales) 1999 (as amended). After assessing the likely impact of the application on the environment, using the selective criteria under Schedule 3 as well as the guidance in the Welsh Office Circular 11/99, it is considered that the development's environmental impact is not sufficient to warrant submitting an environmental statement 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 in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision.

2.3 Gwynedd's Unitary Development Plan 2009:

TAKING A PRECAUTIONARY APPROACH - STRATEGIC POLICY 1

Development proposals that would have an adverse or uncertain impact on the environment, the economy or cultural character (including the Welsh language) of the Plan area will be refused unless it can be conclusively shown by an appropriate impact assessment that this can be negated or mitigated in a manner acceptable to the Planning Authority.

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BUILT AND HISTORIC ENVIRONMENT - STRATEGIC POLICY 3

The area's built and historic heritage will be protected from development that would significantly harm it, and new developments in historic areas will be expected to conform to particularly high design standards which will maintain or improve their special character.

DESIGN STANDARDS – STRATEGIC POLICY 4

Developments will be expected to be of a good design in order to ensure that it makes a positive contribution, wherever possible, to the landscape, built environment and sustainable development. Wherever possible, for the landscape, the built environment and sustainable development.

LAND REDEVELOPMENT AND REUSE - STRATEGIC POLICY 6

Priority will be given to making appropriate and suitable use of previously developed land, which is suitable for development, or buildings that are vacant or not used to their full potential. Development should make the most efficient and practicable use of land or buildings in terms of density, siting and layout. A development should make the best and most effective use of land or buildings in terms of density, location and setting.

HOMES - STRATEGIC POLICY 10

The need for housing in the Plan area during the plan period will be met through:

- making provision for a total of 4178 housing units, which will include the provision of 1870 housing units on allocated sites; 1380 housing units on small and windfall sites and through residential conversion of existing buildings; and 991 on sites with planning permission;
- making provision for meeting the local need for affordable housing;
- distributing the housing units across the Plan area in accordance with the Plan's settlement strategy.

ACCESSIBILITY - STRATEGIC POLICY 11

Development proposals which are accessible to all through a variety of transport modes by virtue of their location, will be permitted providing the appropriate infrastructure, including highways, cycle routes and facilities and footways, is in place, or is to be provided; and provided they do not significantly harm the environment or the amenities of nearby residents.

POLICY A1 - ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impact in the form of an environmental assessment or assessments of other impacts.

POLICY A2 - PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY A3 - PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

POLICY B1 - DEMOLITION OF LISTED BUILDINGS

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Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building

POLICY B2 - ALTERATIONS TO LISTED BUILDINGS OR BUILDINGS IN THEIR CURTILAGE

Ensure that proposals do not cause substantial damage to the special architectural or historical character of Listed Buildings.

POLICY B3 - DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING

Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

POLICY B7 - SITES OF ARCHAEOLOGICAL IMPORTANCE

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

POLICY B12 - PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS

Protect landscapes, parks and gardens of special historic interest in Wales from developments that would cause significant harm to their character, appearance or setting.

POLICY B17 - PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

Refuse proposals that are likely to cause significant harm to sites of regional or local significance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B19 - PROTECTED TREES, WOODLANDS AND HEDGEROWS

Proposals which will lead to the loss or damage of a protected tree, woodland or hedgerow will only be permitted when the development's economic and/or social benefits outweigh any harm.

POLICY B20 - SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Refuse proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site..

POLICY B21 – WILDLIFE CORRIDORS, HABITAT LINKAGES AND STEPPING STONES

Safeguard the integrity of landscape features which are important for wild flora and fauna unless it can be shown that reasons for the development override the need to maintain the features and that mitigating measures can be provided.

POLICY B22 - BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

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POLICY B23 - AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE

Ensure that proposals to change and extend buildings conform with a series of criteria which aim to protect the character and amenity value 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 B32 - INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

POLICY B34 - LIGHTING AND LIGHT POLLUTION

Ensure that proposals do not significantly harm the amenity of neighbouring land uses and the environment.

POLICY C1 - LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C3 - RE-USING PREVIOUSLY DEVELOPED SITES

Proposals will be approved that prioritise re-using land and buildings previously developed and located within or around development boundaries, provided that the site or the building and the use are suitable.

POLICY C4 - ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY C5 - REDEVELOPMENT SITES

Development proposals on sites identified on the Proposals Maps as redevelopment sites will be permitted provided they are consistent with the relevant development briefs and/or any master plan approved for the site by the Local Planning Authority.

POLICY C7 - BUILDING IN A SUSTAINABLE MANNER

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental

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matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH3 - NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES

Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH6 - AFFORDABLE HOUSING ON ALL ALLOCATED SITES IN THE PLAN AREA AND ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES

Approve proposals for housing developments on sites allocated for housing or on windfall sites for five units or more within the development boundaries of the sub-regional centre and the urban centres, which provide the appropriate element of affordable housing.

POLICY CH18 - AVAILABILITY OF INFRASTRUCTURE

Development proposals will be refused if there is no adequate provision of necessary infrastructure for the development, unless they can conform to one of two specific criteria which require that appropriate arrangements are made to ensure adequate provision, or that the development is carried out in phases in order to conform to any proposed scheme for the provision of infrastructure.

POLICY CH28 - IMPACT OF DEVELOPMENT ON JOURNEYS

Proposals for large scale developments that will cause a substantial increase in the number of journeys made by private vehicles will be refused, unless they include measures to reduce the environmental impact. Developments which are planned and designed in a manner that promotes the most sustainable and environmentally acceptable modes of transport will be favoured.

POLICY CH29 - SAFEGUARDING AND IMPROVING LINKS FOR PEDESTRIANS

Proposals within Centres and Villages will be refused unless they provide safe, attractive and direct footpaths for pedestrians across and out of the site where there is a clear opportunity to make such a provision.

POLICY CH30 - ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 - SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they 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, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

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POLICY CH43 - PROVISION OF OPEN SPACES OF RECREATIONAL VALUE IN NEW HOUSING DEVELOPMENT

Expect that new housing developments of 10 or more dwellings, in areas where the existing open spaces provision cannot meet the needs of the development, provide suitable open spaces of recreational value as an integral part of the development.

In addition to GUDP policies, full consideration is given to the Authority's adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations. The following are considered to be relevant in this case:

- Development Briefs
- Housing developments and open spaces of recreational value
- Planning for sustainable building
- Planning obligations
- Affordable housing
- Housing developments and educational provision
- Gwynedd Design Guidelines

2.4 National Policies:

Wales Planning Policy, version 8 2016

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 10: Tree Preservation Order

Technical Advice Note 12: Design

Technical Advice Note 18: Traffic

Technical Advice Note 15: Flooding

Technical Advice Note 20: Planning and the Welsh Language

Circular 60/96 *Planning and the Historical Environment: Archaeology*

Circular 61/96 *Planning and the Historical Environment: Historical Buildings and Conservation Areas.*

3. Relevant Planning History:

- 3.1 C14/0865/11/LL – Resubmission of application C14/0205/16/LL which was refused for relocating a vehicular entrance as well as re-referencing three houses with associated gardens which were approved under reference C11/1077/16/LL – approved 28/12/14
- 3.2 Application C14/0205/16/LL – relocating entrance and three houses as previously approved under reference C11/1077/16/LL - refused 23.05.14
- 3.3 Application C11/1077/16/LL – full application to erect 17 detached houses as well as change of use of former residential home and create 12 self-sufficient dwelling units (including four affordable units), other associated works including demolishing a building, cutting trees, create vehicular entrance and estate road - approved 25.09.13

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3.4 Application C11/1082/16/CR – listed building application concerning adapting existing buildings to create 12 dwelling units and demolishing buildings and associated structures - approved 30.08.13

3.5 Application C08A/0342/16/LL – erect elderly people’s facilities (Elderly and Mentally Infirm) with 106 bedrooms – rejected 14.10.08

4. Consultations:

Town / Community Council Object:

1. We are of the opinion that the development is on low lying land by Afon Cegin and that there is a substantial risk of flooding here at high tides.
2. Such a substantial development will increase the number of vehicles using the junction leading to Porth Penrhyn and so cause a danger. The junction is already busy with heavy / commercial goods vehicles using it constantly throughout the day.

Traffic Unit

Initial Remarks:

I confirm I do not have objection to the proposal. As a private estate, where the estate road does not join with an adopted county road, it is not necessary to design the estate road in accordance with the council’s standards. However, I recommend using the council’s standards as the core design so as to ensure appropriate access for refuse and recycling vehicles and to ensure appropriate turning areas on the estate.

The intention to provide an estate road 5.5m wide is appropriate but I would recommend that more footways are provided throughout the estate. Although footways are shown on large areas of the estate, it is a concern that they are not shown in front of a high proportion of the plots and I would recommend that either a footway is provided in front of plots 13, 24, 25 38 and 39 or that a connecting path is provided from the far end of the estate to join the footway between plots 10 and 11.

I also recommend that the footway is extended along the edge of the curtilage, that is along the edge of plot 1, so as to provide a safe footway as far as possible within the ownership of the applicant and to protect unrestricted visibility.

I am also concerned about the location of the vehicular entrance to plot 1 and it seems it will be difficult to turn in and out so close to the estate junction. It also seems that the vehicular entrance to plot 6 is in an unusual location and maybe a layby should be considered for parking there. The road markings shown on the 'proposed site plan' are also unusual for an estate – central white lines are not used for residential estates and I would recommend amending the final plan to comply. I recommend conditions and notes if the application is approved:

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In response to the above comments, a revised site plan was received.

Second Response:

No objection to the proposal.

Natural Resources Wales

Initial Remarks:

Ecological matters - **Objection** to the proposal on the basis of the information submitted and that the southern boundary is near the trees and river.

Flood Risk – No objection. Condition required to agree on a land drainage plan and standard advice.

Environmental Permissions – Standard advice

Second Response:

We confirm that we **remove our objection** to the development provided that a **condition be included** in any new permission that requires the mitigation measures within the Mitigation Method Statement dated 10/03/15 to be implemented, which includes the provision of replacement roosts as detailed within the Statement.

As per Cathy Wuster's email dated 5th July 2016, a management plan is proposed for tree management relating to the site as a whole. The plan will need to include a thorough for bat roosts check on the trees to be lost. We recommend that such a plan is also **included as a condition** within any permission. The plan must be implemented as approved with the Local Planning Authority, in consultation with Natural Resources Wales.

We also wish to draw to the applicant's attention that the current bat licence in force for the site expires on the 31st October 2016. If works extend beyond this date, the licence will need to be renewed.

We believe what is now proposed to prevent encroachment to the river corridor is acceptable.

Biodiversity Unit:

Initial Remarks:

This proposal would have a significant ecological impact, it would cause the loss of part of a candidate Wildlife Site (about 1ha) and it would cause the loss of 0.8ha of lowland meadow and 0.3ha of ancient woodland. Although this site was granted planning permission in 2013 (C11/1077/16/LL), it is however important that this proposal incorporates measures to compensate for impacts to biodiversity as stated within the UDP policies and our biodiversity duty under the NERC Act 2006.

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Before this proposal can be approved the following plans must be provided:

- An updated and amended biodiversity enhancement plan
- A plan showing clearly the boundaries around gardens especially between trees/woodland and gardens.
- Otter impact assessment.
- Habitat compensation plan – the area that is to provide compensation should be part of the planning application. The Council should consider a section 106 agreement to ensure that the habitat compensation area is dedicated to biodiversity management.
- Mitigation for the loss of ancient woodland and trees and tree planting plan.
- Breeding bird survey

I recommend that without suitable mitigation this proposal should NOT be granted. This proposal should be refused as it contrary to the policies in the UDP.

Second Response: Object to the proposal if a fence to stop mammals is not erected to protect otters, trees, the woodland habitat and bats.

Trees Unit:

Initial Remarks:

This application would mean the loss of a substantial number of protected trees on site as well as substantial injury to a number of the remaining trees. Consent has already been given to build houses on the site but this application increases the number of houses from 17 to 39.

It can be seen from the plan ‘Scheme 2’ that the houses in the current application are even closer to the protected trees than in the application that was granted previously. This is my main concern about this application. As the houses will be nearer to the trees the risk of injury to the trees roots will increase during the building work and then when people will be living in the houses.

It appears from the Plans that the gardens extend in and under the trees, especially on the south side of the site. This is not acceptable as there will be increasing pressure to cut branches back because of falling leaves and twigs etc. There will also be risk to the trees from gardening, digging activities etc.

Because of the risk to protected trees, this application should be refused. Were it to be approved, conditions should be imposed which would mean that owners would not have the right to erect any structures in the gardens that could lead to damage or injury to the roots of the trees.

Second Response:

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The revised plans show that the garden boundaries on the south side of the site has been drawn back so that the substantial trees are no longer in the gardens. I am no longer concerned about these. My other responses still stand.

Environmental Health,
Public Protection:

Not received

Affordable Homes:

Support the proposal to transfer the units to a housing association as the first choice and that the plans are of Development Design Requirements standard.

Fair Housing:

Not received

Civic Society:

{Bangor Civic Society does not object on principle to this application. We note that the main, listed, building will be preserved under these plans. However care needs to be taken not to cause a detrimental impact on those living in the Lodge.

The proposal does show a marked increase in the number of dwellings. We ask that Officers check there is no adverse impact on wildlife, and that the scale of the new number of houses is proportionate to the location.

CADW:

Initial response:

Scheduled Monuments

The proposal is located with the vicinity of the scheduled monument known as CN380 Cegin Viaduct (Penrhyn Railroad). The proposed development lies on an elevated plateau immediately to the north of the viaduct. This is a substantial development close to the scheduled monument and we consider that this proposal has the potential to have a serious adverse impact upon the setting of the monument.

Although there is a residential development above the viaduct immediately to the south, the viaduct lies within a remarkably tranquil/unspoilt area largely screened from this later development. The viaduct also forms an essential element of the potential North West Wales Slate Industry World Heritage Site bid that is currently being formulated.

It is essential that the existing tree screening between the viaduct and proposed development area is retained, by condition if possible, and replaced if needed, to provide the necessary screening. By retaining the screening the development will be hidden from the viaduct, as it currently is to the south, and the impact upon the setting of the monument will therefore be mitigated.

Registered Parks and Gardens:

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The proposed development lies within the essential setting of the grade II* registered historic park and garden at Penrhyn Castle. The proposed residential units would be situated on land adjacent to the grounds of Plas y Coed, a large Victorian house built for the agent of the Penrhyn estate. The proposed development site is a relatively discrete area and is unlikely to be visible from the house, the main front of which faces south, with views out to the parkland of Penrhyn Castle.

The alignment of the proposed road to serve the new dwellings has also been altered to accommodate the increased density of housing. In our view, the proposed amendments to the layout and density will not have a significant adverse impact on the setting of the registered park and garden at Penrhyn Castle.

However, it is noted from the proposed site plan that necessary repairs are proposed to the existing walls of the historic walled garden. The proposed repairs are welcome and should be carried out to conservation standards. Although this application is not concerned with the interior of the walled garden, the developer should be aware that sub-surface remains relating to the walled garden including evidence of layout, garden buildings and features may exist and requires further investigation. It is also noted that new access gates are proposed into the walled garden. It is not clear from the supporting documents to the application whether this utilises previous openings but if an historic opening exists which could be re-used this would be the preferred option. Also, the new gate and finish should be of sympathetic character and materials to the historic walled garden setting.

The proposed site plan also refers to the demolition of walls (ref no.8 on site plan) but it is not clear whether these are historic estate walls. The retention of the existing trees along the west and south of the site is welcome and the proposed planting buffer (ref. no.3 on the site plan) to screen the development from the lodge is also welcome. According to the Design & Access Statement the proposals will require the removal of approximately 9 mature trees. Healthy mature trees of historic significance to the registered park should be retained and incorporated into the proposed development wherever possible. Any new tree planting along the edges of the development site should be sympathetic to the historic character of the park at Penrhyn. The site plan (ref no.10) refers to a timber fence to screen the lodge but an appropriate planted screen is likely to be more sympathetic to the historic setting.

Second Response:

No further response.

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Welsh Historic Gardens Trust:	Require confirmation that the walls of the gardens will be protected. (Officer responded by email confirming that the walls are being retained and maintained as necessary but no further comments received from the Trust).
Fire Officer:	Standard advice.
National Trust:	Not received
The Council's Land Drainage Unit:	No objection. Land drainage conditions / notes required.
Archaeological Trust.	No objection. Require archaeological research work before works starts.
Dŵr Cymru:	No objection.
Senior Conservation Officer:	No objection. Supports the intention to repair the Plas. New setting offering improvement to the Plas wall setting.
Public Consultation:	<p>Notice placed on site and local residents informed. The advertising period has closed and objections have been received on the basis of:</p> <ul style="list-style-type: none"> • Substantial impacts on the residential amenities of the Plas y Coed Lodge residents • Impacts of additional traffic on site. Since the original application was approved, a nearby landowner has placed obstacles by the site entrance which restricts the width of the road available for traffic. Because of this, I suggest that committee members visit the site before considering the application. • Five additional years: Plas y Coed is in a terrible state and deteriorating fast. If the application is approved, I suggest a condition is imposed that work is done on Plas y Coed before works starts on the remainder of the site. • Impact on a listed building and its setting. • Injurious to the setting of Penrhyn Park, Penrhyn Castle and the harbour. • Impact on the bridge over afon Cegin which is also listed. • Impact on the character of the area. • Increase in traffic. <p>Comments were received supporting the proposal and stating:</p> <ul style="list-style-type: none"> • Supportive providing that a condition is imposed to ensure that work to repair the Plas is completed before the housing site is developed. • That mitigation measures are in place to prevent loss

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of wildlife or to reduce the impact on wild life.

5. Assessment of the relevant planning considerations

The principle of the development

- 5.1 Policies C1, C3, C4, C5, CH3 and CH6 are relevant to this application. The merits of this application must be considered against the relevant planning history that planning permission has already been granted to redevelop Plas y Coed site including erecting 17 new dwelling units on the existing open land by the Plas and creating a new vehicular entrance.
- 5.2 The principle has already been accepted through the previous permission that erecting these houses, converting the Plas and all associated works, are acceptable. It is also important to note that the policy situation has not changed since the previous plan was approved. The main consideration of this application, therefore, is the impact arising from placing 22 extra houses, additional to the 17 already consented to, on the field (giving a total of 39) and whether the plan in its amended form meets the requirements of the policies.
- 5.3 Policy C1 concerns locating new developments, the main focus of the policy is supporting developments within towns and villages' development boundaries. The application site is within Bangor's development boundary, so the application is in accordance with policy C1. The application is also on a site designated as a redevelopment site in the Gwynedd Unitary Development Plan and so the development continues to be in accordance with policy C5 and the Development Brief.
- 5.4 Policy C3 and strategic policy 6 supports using previously developed sites. As this site contains Plas y Coed buildings, the land has been partly developed before. The fact must be considered that the development brings a listed building into use and protects it in the long term and this is discussed later in this report. Therefore, given that the scheme is redeveloping, converting and conserving an existing listed building, it is believed that this element of the development conforms with policies C3 and C4.
- 5.5 In accordance with Policy CH3, the principle of developing housing on this site is acceptable. As the proposal is for building more than five units, policy CH6 asks for an element of affordable housing on such developments unless there is strong evidence available showing that it is impractical to provide them. In terms of numbers, the proposal, by increasing the number of units on the site, makes better use of this part of the site and the density of the development is now more in line with the figure of 30 units per hectare that is promoted in the Unitary Development Plan. This application, therefore, contributes better to the Council's housing target than the existing consent. Because of this, it is therefore considered that the number of units proposed in the application is acceptable for the site and that it would be a suitable use (on the basis of density) for the land. The principle of building new houses is still acceptable and the provision of acceptable housing is discussed further on in this report.

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Affordable housing

- 5.6 The existing consent has secured the provision of four affordable units in the Plas and a financial contribution of £327,294, the equivalent of three affordable units (so, seven affordable units). In accordance with the Supplementary Planning Guidance for ‘Affordable Housing’, it is noted that precedence should be given to the provision of an affordable housing element as part of the development. Whilst it is noted that a financial contribution forms part of affordable provision in the existing consent, this is a separate application. The Supplementary Planning Guidance states that it is only in exceptional circumstances that this should be done and that consideration should be given, in the first place, to providing affordable housing as part of the development.
- 5.7 As this application means increasing the number of residential units provided (compared with the number in the existing planning consent) it is believed that this is an opportunity to reconsider the affordable housing provision for the development. This proposal is different to the previous consent in that a mixture of houses of different sizes are proposed which means it would be easier to provide a mixture of affordable housing which meets the area's requirements.
- 5.8 One of the factors that should be considered is the individual circumstances of the site and evidence of the financial viability of providing affordable housing on it. It is also a material consideration that the Plas is a Listed Building and that there will be substantial extra costs in adapting the Plas to meet the requirements of a listed building consent and to provide dwelling units of good standard. The duty on authorities to protect and ensure a future for listed buildings is material when considering such applications and the need to protect a listed building can outweigh other requirements in the Unitary Development Plan.
- 5.9 An affordable housing statement was received from the applicant offering 10 affordable units on the field site, that is 26%, with four one bedroomed units, two three bedroomed units and four two bedroomed units.
- 5.10 A letter was received from Cartrefi Cymunedol Gwynedd confirming that they were discussing this development with the applicant in the hope of being able to work together. The letter also recognises that there is great demand for the type of units offered. Following discussions, revised plans were received showing that the units meet the requirements of the booklet Design Quality Requirements – DQR. Meeting these requirements means that the units could be transferred to a housing association if the development was permitted and that it would be possible to get a housing association grant to build the units. It is considered that the offer of 26% is reasonable as the cost of building units to the Design Quality Requirements is higher than building open market housing as the floor areas are larger.
- 5.11 The affordable housing statement presented with this application states that it would not be viable to provide affordable units in the Plas and that the units would not be affordable in future because of the building's maintenance costs and with service charges on top of that. It is considered that this assessment is reasonable and that it would be unreasonable to expect provision of affordable housing in the Plas because of the associated costs. It would also be an unreasonable burden on individuals who are in dire need of affordable houses to pay service charges on top of the costs of buying or renting the property in order to live in the units.

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- 5.12 Considering the offer of affordable housing on the site in its entirety (the Plas building and the field) the contribution of 20% is not so different to the consent that has been granted previously. This provision had been based on an independent assessment by the District Valuer Service. On the basis of the assessment that has been made and of the proposal made by the applicant, it is considered that the development, in terms of providing affordable housing, is acceptable and is a substantial improvement on the permission granted previously by providing a mix of new housing to a recognised standard. It is considered, therefore, that the proposal satisfies the requirements of policy Ch6 and of the Supplementary Planning Guidance for affordable housing.

Recreational areas

- 5.13 In accordance with the contents of Policy CH43 it is important to consider whether the amendment to the planning permission means that an additional recreational area should be provided to meet the requirements of the development's residents. The supplementary planning guidance 'Housing Developments and Open Areas of Recreational Value' is also relevant.
- 5.14 The proposal still shows a substantial area earmarked specifically for use as a recreational open area. The site is also within walking distance of the playing field in Maesgeirchen and open spaces in other areas in the catchment. It is therefore believed that the present provision (in terms of area) is sufficient to meet with the requirements of a large number of additional housing (considering the wider proposal). With conditions, the proposal therefore conforms with the requirements of policy CH43 on the basis of the evidence available.

Educational Provision

- 5.15 Policy CH37 seeks to ensure that the existing schools can cope with any increase in the number of pupils that would come from a new residential development. The Supplementary Planning Guidance 'Housing Developments and Educational Provision' is also relevant to this aspect of the application.
- 5.16 The Joint Planning Policy Unit has confirmed that this site is located in its entirety within the catchment area of Ysgol Hiraël (although very near to the boundaries with Glancegin and Llandygai schools). By using the formula and the information noted in the Supplementary Planning Guidance 'Housing Developments and Educational Provision', it is noted that the development would mean that the number of pupils in schools in the catchment would still be less than the capacity available in those schools.
- 5.17 It is therefore considered that the application meets the requirements of policy CH37 of the Unitary Development Plan and of the Supplementary Planning Guidance Housing Developments and Educational Provision on the basis of the evidence available that there is no justification to ask for an education provision contribution.

Traffic and access matters

- 5.18 The application involves building 22 additional houses compared with what had been permitted previously and doing so by reducing the size of the houses permitted and increasing the density on the same site. A traffic assessment was received to assess the impact of the extra houses on the local road network. The site has been earmarked in the Unitary Development Plan as a site for redevelopment. The

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Development Brief recognises that the site is in an accessible location. The site is near Lôn Las Ogwen and a public bus station. It is considered that the development in its amended form still meets the requirements of policy CH29 which safeguards connections for walkers.

- 5.19 In response to the Traffic Unit's initial comments a revised plan was received showing additional footways on the site. After that, the Traffic Unit did not have any objection in principle to the proposal subject to relevant conditions. Although the objections received are recognised, it is considered that the proposal meets with the policy requirement of CH33 'Safety on roads and streets' and policy CH28 'Effect of developments on journeys' as well as policy CH32 which aims to 'Improve accessibility with public transport'.
- 5.20 Policy CH36 concerns private parking arrangements. The layout and design of the houses has secured sufficient parking for each property and the Traffic Unit does not have any objection to this aspect of the application. The proposal therefore satisfies the requirements of CH36.
- 5.21 Policy CH30 ensures access for all. In terms of accessibility, it is felt the site still remains appropriate in terms of its location and its setting and as the individual houses have to meet the acceptable standard to satisfy the requirements of the guidelines of access to all it is considered that policy CH30 has been satisfied.

General and residential amenities

- 5.22 Policy B23 of the Unitary Development Plan is concerned with protecting the amenities of the local neighbourhood. The criteria of this policy refers to ensuring reasonable privacy to nearby property users, ensuring that the development will not over develop the site, ensuring that the development will not add to traffic or noise connected with traffic, that the design minimises the opportunity for individuals to behave unsociably and creates an atmosphere where people feel safe to walk, cycle and play and that the external design and plan of the development considers the requirements of all its possible users.
- 5.23 There is a residential property, the 'Lodge', by the main entrance to the Plas and without doubt this is the property most affected by the development because of its location and proximity to the site. Following a period of statutory consultation, no objection to the proposal was received from the residents of this property, but nevertheless the acceptability and impact of the proposal on that property and its residents should be assessed.
- 5.24 There is no change in the number of units in the Plas so, from this aspect, the proposal will not have any greater impact than the permission which already exists or of its previous use as a residential home. In terms of residential and general amenities, it is considered that this aspect of the application is still acceptable.
- 5.25 The main consideration of this application, therefore, is the impact of locating 22 extra houses, on top of the 17 already permitted, on the field site (a total of 39). A plan has been received from the agent showing the permitted plan on top of the proposed plan to highlight the differences between the plans. Most of the changes to the plan are that semi-detached houses replace detached ones. It is considered that the setting of the houses is acceptable and that each unit will provide an acceptable standard of amenity to the residents of the development. It is also considered that the open amenity area which forms part of the plan also contributes to the residents'

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amenity and ensures a satisfactory standard of life. The proposal makes better use of the site and the higher density is more in keeping with the 30 units per hectare promoted in the Unitary Development Plan and therefore it is not considered that it would be an overdevelopment of the site.

- 5.26 The entrance to the field site has been moved further from the Lodge, which is further than was permitted in the revised application of 2014. This allows more space to plant a buffer between the development and the Lodge. The houses also are further from the Lodge which is an improvement in terms of residential amenities. Because of the extra numbers it must be admitted that there will be more movements to and from the site. After weighing this and the fact that the entrance and the estate road are further from the Lodge, it is not considered that this increase will have a substantial injurious impact on the amenities of the property to the extent that would justify refusing the application.
- 5.27 Although the concern that has arisen is acknowledged, it is not considered that this proposal is an overdevelopment of the site and it is not considered that it would have a detrimental effect on residential amenities. It is considered therefore that the proposal conforms with the policy requirements of policy B23 of the Unitary Development Plan.

Design and appearance

- 5.28 The site is surrounded mainly by substantial trees on its western and southern boundaries. This means that the site is virtually invisible to the public view until the site itself is reached. The nearby existing buildings vary in size and appearance but they are obviously buildings with a close connection to the historical setting of Penrhyn Castle.
- 5.29 The present condition of the Plas site causes much concern in terms of the detrimental impact on the visual amenities of the nearby area and there has been substantial overgrowth of bushes and vegetation since the site was last used. The sorry state of the listed buildings (which have deteriorated because of fire, theft and criminal damage despite steps to secure the site) has reached a point where the serious deterioration in these buildings are impacting detrimentally and impairing on the area's amenities.
- 5.30 The plans that have been submitted with the application show that the houses will be of a similar design to the existing permission and consequently it is not considered that the appearance of the development will be detrimental to the area. The grading of the units are quite constant and keep to the usual height of two stories with a variety of shape and type of ridged roofs.
- 5.31 The finishes are shown as a mixture of natural stone, brick and render with slate roofs. Usually, the finishes are agreed by a planning condition and suitable conditions will have to be re-imposed in order to ensure a satisfactory appearance to the development. It will also be necessary to agree on treatments to the site boundaries and hard and soft landscaping so as to ensure a satisfactory appearance to the development as a whole.
- 5.32 This application also includes works to convert the Plas although there is no change to this aspect of the application to what has been previously permitted. The proposed works to convert the existing buildings are appropriate as they consist mainly of internal works and much adaptation has been made to the interior of the Plas and the

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stables for use as a residential home. Therefore the original appearance and features have not been kept in all cases. The external works are maintenance works that are necessary because of the damage done to the building. The proposed works will convey, and re-create as necessary, the original finishes, or as near as can be achieved, of the original building.

- 5.33 On the basis of the above, and with conditions to ensure a satisfactory appearance to the development, it is considered that the application is in accordance with policies B10, B22, B23, B24, B25 and B27.

Historic Environment and the Impact of the development on the Listed Building

- 5.34 The Plas is a Grade II listed building and so policies B1, B2, B3 and B12 are relevant. Also, Paragraph 68 of the Welsh Office Circular 61/91 "Planning and the Historic Environment: Historic Buildings and Conservation Areas" states that Local Planning Authorities should pay particular attention to the desirability of preserving a building or its background or of any features of architectural or historic interest it may have.

- 5.35 The condition of the Plas at present is of particular concern. Local Planning Authorities have a duty to ensure that listed buildings can be reused before they fall into such a poor condition that they are incapable of being of further use. It is recognised that it is essential to keep the Plas and it is seen that permitting this development would ensure that conversion work would be done which would respect the architectural and historic character of the building.

- 5.36 Comments have been received expressing concern about the application and the fact that the developer has asked for an additional five years to implement the permission. As there are no changes to the plans for the Plas, no new Listed Building application has been submitted. This means that the developer must implement the permission within the original five years; that is by August 2018. In addition, if this application is permitted, conditions must be imposed to ensure that mitigation measures for bats must be completed before the work of building the new houses begins. This means that most of the works of repairing the Plas would be completed first as the proposal includes providing a bat roost in the Plas.

- 5.37 Even though the proposal means that there is a substantial increase in the number of new houses on the site, this is achieved by providing semi-detached houses rather than detached ones. The location of the houses is also similar to the previous consent, and consequently it is not considered that the setting and bulk of the houses would have a more substantial impact than the permission that was granted previously. It is considered that the new setting of the estate road to the eastern side of the site is an improvement to the proposal in that the wall of the Plas will be visible from public places rather than forming a part of the back gardens of the houses. This will give status to the wall and it will also be easier to read the history of the site with a clear difference between the new development and the historical features.

- 5.38 Consequently, it is not considered that the amended setting or the extra houses have a detrimental impact on the appearance and setting of the Plas nor on the location in general. It is considered, therefore, that there would not be a clash with policies B1, B2, B3 and B12.

- 5.39 It is recognised that this site is located in an area of special character. The site is within an area denoted as an essential location in the Register of *Parks and Gardens* of Special *Historic* Interest in *Wales* as the nearby *Penrhyn Castle*

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has been evaluated as a grade II site on this register.* Also, a number of listed buildings and structures are adjacent or comparatively near the site.

- 5.40 Concern has been expressed about the impact the development on this site would have on the special character of this area and on a number of nearby historical buildings and structures, in particular the setting of Penrhyn Castle. Although the development will be obvious from the entrance, it is considered that the presence of mature trees on the boundary of the site acts as a natural screen around the site and that the presence of mature trees in the area in general is an additional factor reducing the visual impact on the area's amenities. The presence of a Tree Preservation Order also ensures the future of the trees and the screen.
- 5.41 CADW does not have any objection to the proposal on condition that the trees are protected so as to mitigate the impact of the development on the nearby ancient monument (viaduct to the south west of the site). Considering the landscape in its entirety, the site forms a very small part of a larger landscape and setting of a registered park. Because of the presence of nearby trees which protect the appearance and character, it is considered that the development, on the basis of its size, layout and appearance, conforms with the requirements of policies B10, B12 and B3.

Archaeological Matters

- 5.42 In accordance with the request from Gwynedd Archaeological Service, further work is required in addition to the archaeological reviews that have already been completed to ensure that the development on the open land to the west of the Plas will not impact detrimentally on any archaeological remains found. As the archaeological work completed so far has not shown any archaeology of significance, it is believed that this can be dealt with by a planning condition. It is considered, therefore, that the proposal is in accordance with the requirements of policy B7.

Linguistic Matters

- 5.43 A Language and Community Impact Assessment was presented as part of the application. This concludes that the development would be positive to the language situation by providing a mixture of housing that is likely to be attractive to families with children. Increasing the number of pupils should have a positive impact on the Welsh language as they would be receiving their education through the medium of Welsh.
- 5.44 The proposal of increasing the number of affordable housing could be beneficial in terms of keeping the existing population in their communities and encouraging Welsh people to return to the area. This is important when considering the affordability ratios in the area. It is not believed that the amended proposal is likely to cause a substantial increase in the population that could have a detrimental effect on the Welsh language. Therefore, the size of the development and the resultant growth in population is not likely to have a significant impact on the Welsh language. It is considered therefore that the proposal is in accordance with policies A1 and A2 of Gwynedd's Unitary Development Plan.

Biodiversity matters

- 5.45 The application site is on a proposed wildlife site and the original investigations showed that bats roost in the Plas. Policies B17, B20 and B21 are still relevant to the

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application. As can be seen from the description of the application, extensive information was received with the application.

- 5.46 As in the previous consent, the proposal contains measures to ensure that bats are protected, including providing a roosting space on the upper floor of the Plas and suitable openings for them in the buildings. Also, the proposal still offers a series of measures to mitigate the loss of existing open land. This includes earmarking more than three hectares of land to the south of the Plas to be managed as a habitat loss compensation area, including habitats created to relocate species if further investigations show these are required. In addition, there is a proposal to landscape the site and plant new trees as an attraction to the areas' wildlife and also to ensure that wildlife corridors run through the site. The planting scheme could be strengthened in accordance with the Biodiversity Unit's remarks by means of appropriate conditions.
- 5.47 So as to reply promptly to Natural Resources Wales' concerns, a revised plan was received showing that the site's southern boundary has been moved away from the trees and river back to the location of the boundary shown on the existing permission. Following this, Natural Resources Wales has no further objection to the proposal on condition that mitigation measures for bats and a management plan including measures to search for bat roosts in the trees are implemented before the trees are felled.
- 5.48 Following the consultation period, it is obvious the Biodiversity Unit is not entirely satisfied with the proposal. Even so, the development's virtues must be weighed against policies and the fact that a current planning consent already exists to develop the site. This is material in assessing the application. The plan does not extend the site nor change the plan to adapt the Plas, therefore the main consideration in this aspect of the application is will the 22 extra houses and the revised plans have a substantial impact more detrimental than the existing planning permission.
- 5.49 In response to the concerns, a plan was received showing a fence to prevent mammals (otters in particular) from entering the gardens of plots 26 to 33 as there is evidence from 2013 that there are otters in this part of the site. It is considered that this is acceptable and that the developer has shown an intention to protect mammals. A condition must be imposed to ensure that the details of all fences and the method of enclosing the site are presented so as to protect the trees and mammals and also the site's visual appearance. The Biodiversity Unit has asked for these details before the application is determined but this is not considered reasonable or necessary because there is an existing planning permission and the fact that it is possible to include a condition to manage the development in an acceptable manner.
- 5.50 Because of the presence of bats, policy B34 concerning light pollution and lighting is also relevant. It is possible to satisfy this policy by imposing a condition to ensure that the lighting plan (street and on houses) is introduced and implemented before any lighting is erected in order to protect bats.
- 5.51 Considering the investigations carried out to date and the further work that will be done and the ability to impose conditions, it is not considered that this proposal will be substantially more detrimental than the existing consent and therefore it is considered that the policy requirements of B17, B20, B21 and B34 are satisfied.

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Tree Matters

- 5.52 A Tree Preservation Order has been placed on the site because of the presence of trees of high amenity value. There have been substantial discussions on the impact of the development on these trees and it is true to say that concern has been expressed of the long term impact of the development on the retained trees. It has been agreed which trees are to be felled / pruned and it can be seen from the tree survey submitted that a full assessment has been made of their amenity value, condition etc. No more trees are to be felled under this proposal than has already been consented to.
- 5.53 The Tree Officer has expressed concern about the impact of the development on the retained trees but it is not considered that this proposal is likely to be more detrimental to the trees than has already been consented to. By placing appropriate conditions such as withdrawing permitted development rights, protecting the trees during development work and following the recommendation in the tree report, it is considered that the potential could be reduced and any conflict avoided between the building work / structures and the trees as well as protecting them into the future. Therefore, the requirements of policy B19 have been satisfied.

Landscaping

- 5.54 In accordance with policy B27, details plans have been submitted showing the proposed landscaping scheme for the site. This is usually secured by a formal condition which ensures that the work will be completed to the full satisfaction of the Local Planning Authority and that the work and the planting will be secured and protected for some time after the maintenance period. By imposing such a condition it will also be possible to enhance the wildlife corridors, especially for bats. It is considered; therefore, that this will respond to the Biodiversity Unit's comments and that policy B27 is therefore satisfied.

Public safety and crime prevention

- 5.55 As reported previously, this site has suffered serious incidents of theft and criminal damage for some time and this is obviously of concern in terms of the impact on, and deterioration of, the listed buildings. Developing this site will ensure that these activities will not continue as the site will be in use.

Infrastructure matters

- 5.56 Policy CH18 requires developments to have suitable requirements for providing the necessary infrastructure for the development; that is a power and water supply, means of disposing of water and sewage and other essential services. Policy B32 also ensures that development will not add surface water in a harmful way to rivers and other water courses. In response to enquiries, Dŵr Cymru Welsh Water, Natural Resources Wales nor the Managing Flood Risk and Coastal Erosion Unit of the Council opposed the proposal, subject to conditions. It is considered that the proposal is in accordance with policies CH18 and B32.

106 agreement matters

- 5.57 The existing agreement will have to be amended (or a new 106 formed) in order to increase the numbers of affordable homes, ensure how the houses are provided and to include an option for housing associations to take the units in the first instance as well as showing the new locations on the site. By amending the 106, the development

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would still conform with the policies discussed in the above assessment and the relevant Supplementary Planning Guidance.

6. Conclusions:

- 6.1 This site is located within the development boundaries of Bangor city as delineated in Gwynedd's Unitary Development Plan. It forms a part of a wider area which has been designated for redevelopment within the relevant Development Brief.
- 6.2 Full planning permission has already been granted for this site. This permission is still live which means the development can be started at any time within a certain period. It is not believed that this proposal is unacceptable compared with what was permitted previously nor than it would be substantially more detrimental.
- 6.3 It is considered that this proposal is a substantial improvement to the offer of affordable housing by providing new houses on the site (and which are also up to Design Quality Requirement) which meet with the area's need for affordable housing and which would be more attractive to families and individuals who are in dire need of an affordable house. In addition, it also offers a better mix of housing in terms of sizes and this is also to be welcomed from the point of view of meeting the demand for houses in the area.
- 6.4 Considering the above, and having given full consideration to all the relevant planning matters, including letters of objection and the submissions received, it is believed that this proposal is acceptable and conforms with policy requirements and local and national guidelines.

7. Recommendation:

- 7.1 Delegate authority to the Senior Planning Manager to permit the application subject to the conditions below and to sign a 106 agreement to ensure provision of affordable housing.
 - 1. Time
 - 2. Conforming with plans
 - 3. Materials and finishings to the houses and the Plas.
 - 4. Slates
 - 5. Withdrawal of permitted development rights
 - 6. Landscaping and fencing details.
 - 7. Traffic conditions
 - 8. Land drainage plan
 - 9. Landscaping and tree planting
 - 10. Archaeological works condition
 - 11. Tree preservation conditions
 - 12. Conditions to protect bats including a condition that the roost should be completed before work starts on the site of the new houses.
 - 13. Provision of open amenity area
 - 14. Provision of biodiversity mitigation area, including a revised management plan.
 - 15. No tree felling during birds' nesting season
 - 16. Lighting plan
 - 17. Provision of fence to stop mammals.