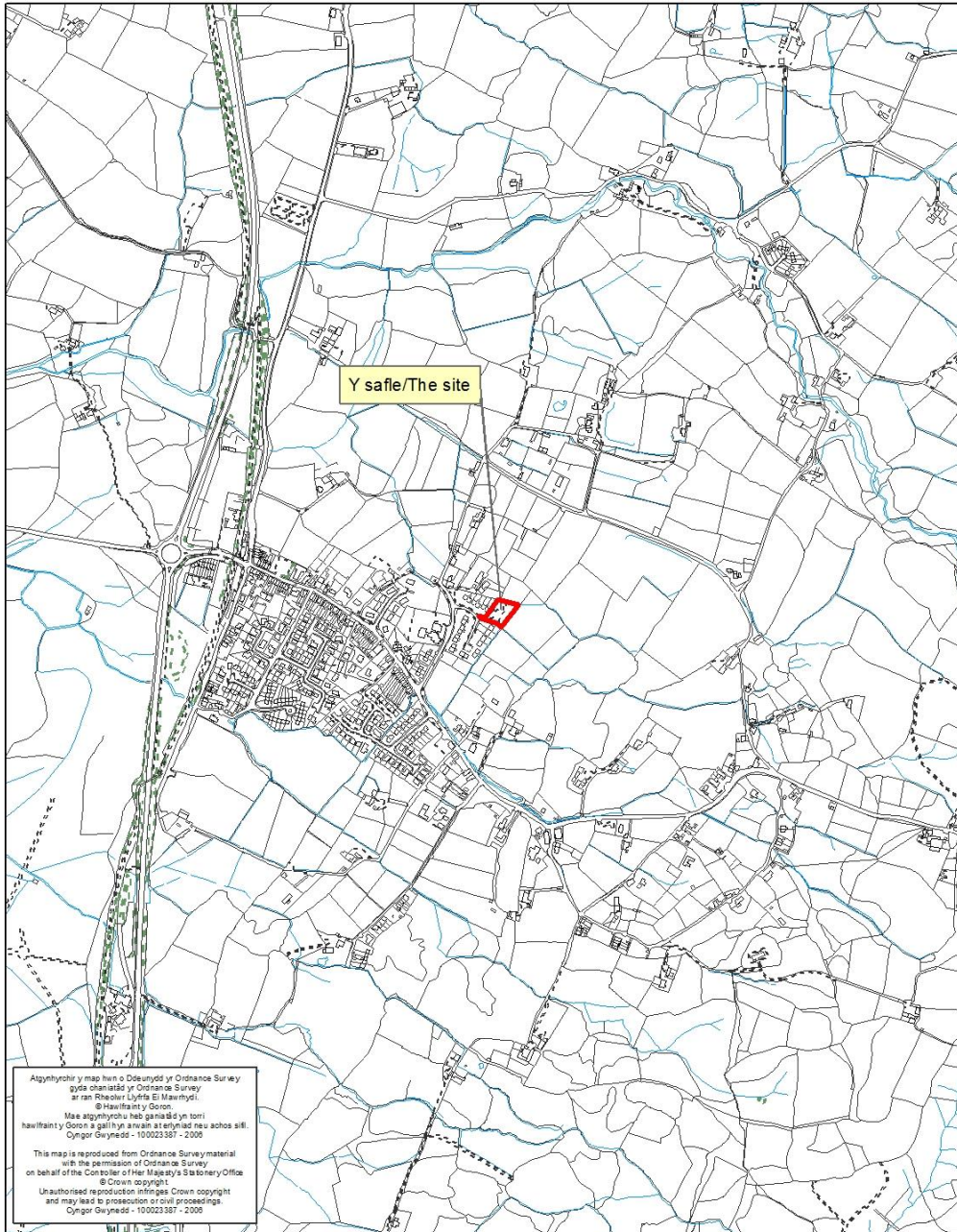


Number: 12



Rhif y Cais / Application Number : C16/0744/17/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0744/17/LL
Date Registered: 04/07/2016
Application Type: Full - Planning
Community: Llandwrog
Ward: Groeslon

Proposal: A FULL APPLICATION TO ERECT 5 TWO-STOREY HOUSES, ALONG WITH THE ADAPTATION OF THE EXISTING ACCESS AND VEHICULAR ROAD, PROVISION OF PARKING SPACES AND LANDSCAPING.

Location: LAND TO THE NORTH-EAST OF Y GARREG, GROESLON, LL54 7DU

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 This is a full application to erect 5 two-storey houses, along with the adaptation of the existing access and vehicular road, provision of parking spaces and landscaping.
- 1.2 The site is located to the rear of an existing estate of single-storey houses with a level road leading to it through the estate itself. The site is a combination of hard land and green land that is overgrown in some places. A number of trees are located along the eastern and northern boundaries of the site with an open ditch running along the eastern boundary also. It can be seen that a single-storey garage is located on a section of the application site, as well as parking spaces and accesses to parking spaces linked to the existing adjacent houses. It can be seen that a permanent gate is located on a section of the northern boundary leading to adjacent land and it is proposed to maintain this opening in order to ensure access to this land.
- 1.3 The site is located within the development boundaries of the village of Groeslon as defined in the Gwynedd Unitary Development Plan. Y Garreg residential estate abuts the site to the north-west and south whilst a mixture of houses are dispersed beyond and the site of the new Ysgol Bro Llifon primary school is located nearby.
- 1.4 From the plans, it can be seen that the 5 units would be two-bedroom houses and would be set-out as two pairs of semi-detached houses and one detached house. They would have a total floor surface area of approximately 79m² per unit. Internally, a living room, kitchen and toilet would be located on the ground floor, along with two bedrooms and a bathroom on the first floor. It can be seen that gardens would be provided to the front and rear of the units with associated parking, whilst the parking space for the existing residents of Y Garreg would be provided on a southern part of the site. It is proposed to roof the houses with natural slate, and a finish of white coloured smooth render for the walls.
- 1.5 In addition to the houses themselves, the proposal also involves improvements to the existing estate road leading to the site by widening it to reach current adoption standards.
- 1.6 As part of the application, a Design and Access Statement, Community and Linguistic Statement, Affordable Housing Statement and Biodiversity Survey were submitted. The application is submitted to the Planning Committee as it is a proposal to develop five or more dwellings.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

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; in making the recommendation the Council has sought to ensure that present needs 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 recommendation.

2.3 Gwynedd Unitary Development Plan 2009:

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 impacts in the form of an environmental assessment or assessments of other impacts.

A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

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.

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.

B23 – AMENITIES - Safeguard the amenities of the local area by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

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.

B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

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

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

C1 – LOCATING NEW DEVELOPMENTS – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan. 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 USED 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.

CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES – Approve proposals for the construction of new dwellings on unallocated sites within the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

CH33 – SAFETY ON ROADS AND STREETS – Development proposals will be approved if they comply with specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

CH36 - PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines and having given due consideration to accessibility of public transport, the possibility of walking or cycling from the site and the distance from the site to a public car park.

POLICY CH37 – EDUCATION, HEALTH AND COMMUNITY FACILITIES - Development proposals for new educational, health or community facilities or extensions to existing facilities will be approved provided they can conform to a series of criteria relating to the location of the proposal, its accessibility for different modes of transport, together with considerations relating to highways, the design of any new school and the effect on a defined town centre.

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:

- Affordable housing;
- Housing developments and educational provision
- Gwynedd Design Guidelines;

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for making decisions on planning applications.

2.4 National Policies:

Planning Policy Wales (Edition 8, January 2016)
 Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
 Technical Advice Note (TAN) 5 Nature Conservation and Planning (2009)
 Technical Advice Note (TAN) 12: Design (2016)
 Technical Advice Note (TAN) 20: Planning and the Welsh Language (2013)

3. Relevant Planning History:

3.1 Application 3/17/19 - erection of garage - approved 14.10.74

4. Consultations:

Community/Town Council:	No objection.
Transportation Unit:	No objection to the proposal and propose standard conditions
Biodiversity Unit:	It is suggested that standard conditions are imposed in order to protect the watercourse and manage invasive non-native plants.
Joint Planning Policy Unit:	Observations in relation to relevant policies.
Strategic Housing Policy Unit:	It appears that the plan addresses the need for housing locally, the Housing Association is a partner for this development, it is believed that its design will satisfy current requirements.
Public Protection Unit:	Not received
Natural Resources Wales:	It is believed that the ecological assessment has been completed to an acceptable standard. Initial concerns were highlighted regarding drainage issues, the surface water disposal system and problems regarding the watercourse down the river. As a consequence of these observations, further details were received regarding the surface water run-off from the site.
Welsh Water:	No objection, recommend including standard conditions and advice.
Land Drainage Unit:	Standard conditions and advice in relation to drainage matters.
Education Department:	There is sufficient capacity within Ysgol Bro Llifon
Public Consultation:	A notice was posted on site and nearby residents were informed. The advertisement period has expired and correspondence was received objecting on the following grounds:

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

- Two-storey houses would not be in-keeping with the existing single-storey houses of Y Garreg.
- Concern regarding the parking/vehicular access arrangements
- Detrimental effect on residential and the area's general amenities
- Overdevelopment of restricted site
- Erecting houses for families within an estate of houses for the elderly will not be in-keeping and will lead to noise nuisance, increased movements and general disturbance.
- Loss of light
- Concern regarding the ability to gain access to existing houses
- Concerns regarding drainage/sewerage/floods
- Need for single-storey houses for the elderly/disabled

5. Assessment of the relevant planning considerations:

5.1 The principle of the development

5.1 The proposed development site is located within the development boundaries of the village of Groeslon on the GUDP's inset maps and therefore it is consistent with the general requirements of policy C1 of the GUDP which encourages development within development boundaries. Policy CH4 is relevant to this application, and in accordance with this policy, the principle of developing houses on this site is acceptable. A more detailed discussion of the need to provide affordable housing will be provided later in this report.

5.1.2 The site has been partially developed already due to the presence of a tarmac road and hard standings. It is believed that partial use has been made of this site for years as a parking area etc. and therefore, it is not believed that the land is a site that has not been used previously. Consequently, the site is considered to be land that has been partially developed which complies with the requirements of policy C3.

5.1.3 Relevant reports and assessment were submitted as required in accordance with current regulations and the requirements of policies A1 and A3 of the GUDP.

5.1.4 Based on the above, it is believed that the proposal is in accordance with the policies noted above and is acceptable in principle, subject to consideration and full assessment of all other material planning matters, including the observations received and compliance with the requirements of other relevant policies.

5.2 Visual amenities

5.2.1 The existing site is a plot of land that has been partly developed and a site within a built-up area which includes a number of residential houses, as well as a new primary school.

5.2.2 This proposal would involve a comparatively traditional housing development in terms of its form and setting with gardens to the front and rear. It is acknowledged that the existing houses of Y Garreg are single-storey and that they are of a relatively uniform and plain visual pattern. Therefore, it is not considered that the same

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

appearance needs to be imitated for the design of the houses that are the subject of this application and that there is a variety of houses to be seen nearby also. It is not considered that two-storey houses of this design and scale would be unacceptable on this site or would they have a detrimental impact on visual amenities.

- 5.2.3 In accordance with policy B27 of the GUDP, rough plans have been submitted displaying the proposed layout of the site. It is suggested that fences are erected along the boundaries of the proposed units. The exact details of these boundaries have not been included on detailed plans; therefore, it is not known what type of arrangement is anticipated in terms of the fences that are to be erected. As usual, these details will be ensured by means of a formal condition that will ensure that this work is completed to the complete satisfaction of the Local Planning Authority and that the work as well as the landscaping plans are safeguarded and protected for a period of time following the completion of the work. This proposal is, therefore, believed to be acceptable in terms of visual amenities, considering the current condition of the site and the proposed size, form and appearance of the houses and in terms of reaching an agreement on further details regarding landscaping and boundary arrangements. It is therefore believed that the proposal satisfies the requirements of policies B22, B23, B25 and B27 of the GUDP.

5.3 General and residential amenities

- 5.3.1 Objections were received to the plan noting a number of concerns including that the development would not be in-keeping with the existing estate. In addition, it is alleged that the type of houses provided are considered unacceptable as it is likely that they would be for families rather than houses for the elderly as is currently the case in Y Garreg.
- 5.3.2 Obviously, this application involves a degree of change to the layout of the existing estate; nevertheless, the site is located in the furthest corner of Y Garreg, looking into the estate from the nearest public road. Although sections will be visible, it will not be completely open due to the presence of existing houses and trees along the boundaries of the site and beyond.
- 5.3.3 In order to protect the amenities of the residents of the existing residential estate, it is considered appropriate to include conditions restricting the construction working hours on the site by submitting and reaching agreement on a Construction Method Agreement.
- 5.3.4 This site is within the village's development boundaries and it is reasonable that a site of this type is considered for the provision of new houses to meet local need. It is not believed that the type of houses proposed is unacceptable; it is likely that any type of development will have a short-term impact on the residents of Y Garreg; however, the working hours condition would be an opportunity to control this type of impact during the construction phase. Loss of light is a matter of concern that has arisen, it is likely that any development would disturb nearby residents to a differing degree considering the lack of use made of the existing site. The new houses to be erected are situated closest to 14 Y Garreg, with a similar setting to the existing property, i.e. the gable ends face each other. Obviously, one building is two-storey and the other is single-storey; nevertheless, it is not believed that the impact would be excessive enough to have a substantial impact on the residential amenities of this property. Therefore, it is considered that the application complies with policy B23 of the UDP.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

5.4 **Transport and access matters**

- 5.4.1 Some objections have been received noting concerns about issues relating to safety and traffic regarding this development and the existing estate road. The proposal includes making improvements to the existing estate road which includes widening the estate road leading from the main estate road towards the site.
- 5.4.2 A consultation was undertaken between the applicant and the Council's transportation officers before submitting the application. What is shown are permanent improvements that will be advantageous to the existing residents and the residents of the proposed houses.
- 5.4.3 Existing sections of the site are used by residents to park and as an access to individual houses. A parking area is provided specifically for the existing residents of Y Garreg with plots being provided separately for the five new houses.
- 5.4.4 The Transportation Unit did not have any objection to the proposal as the parking provision is considered sufficient for houses of this size as well as the provision made for the residents of Y Garreg. In addition, it is believed that the improvements made by widening the existing road are acceptable in order to ensure that the road reaches current adoption standards. Therefore, it is not considered that the proposal is contrary to the requirements of policy CH33 and CH36 of the UDP.

5.5 **Linguistic Matters**

- 5.5.1 A Community and Language Statement was submitted with the application. The proposal is for providing affordable dwelling houses for a housing association within the development boundary. The conclusions of the statement note that the development will meet the local need for affordable housing and that there would be a positive impact on the Welsh language as a high percentage of the existing population are Welsh speakers. It is not considered that the proposal would have a significant impact on the Welsh language and the community and that it would be acceptable in respect of Policy A2 of the GUDP.

5.6 **Affordable housing and Section 106 Agreement issues**

- 5.6.1 The requirements of Policies CH4 of the GUDP state that a proportion of units (that have not been designated but are within development boundaries) must be affordable to meet general local need for affordable housing.
- 5.6.2 Taking into consideration that the applicant is providing new rented social housing for local residents under their statutory responsibilities, the view in this particular case is that the planning application can be dealt with as an exception to these policies. The affordability of these houses is controlled and reflected in the size and design of the houses and therefore are in accordance with the guidelines included in the Supplementary Planning Guidance: Affordable Housing (November 2009). Therefore, it is considered that the proposal complies with Policy CH4 of the GUDP without the need to manage it through a 106 Agreement. This is also consistent with how the Local Planning Authority has been dealing with similar applications from housing associations.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

5.7 **Flooding Matters**

- 5.7.1 The site is not located within any flood zones as noted on the Development Advice Maps that coincide with Planning Policy Wales and Technical Advice Note 15: Development and Flood Risk. Nevertheless, an open water course runs along the eastern boundary of the site. NRW expressed that there had been concerns in the past regarding flooding off the site and for what is referred to as a discharge rate associated with the development.
- 5.7.2 The applicant responded to these observations and noted that the rates were being assessed differently but that what was proposed had been amended to include larger pipes.
- 5.7.3 No objection to the proposal had been received from the Council's Flood Risk Management Unit (who act as the Principal Local Flooding Authority) and suggest that relevant conditions should be imposed to protect the local area. Therefore it is believed that what is proposed in terms of the drainage arrangements for the site and its location are acceptable in terms of flood safety and that consequently it would not be contrary to the requirements of policies B29 and B32 of the GUDP.

5.8 **Biodiversity matters**

- 5.8.1 As part of the application, an ecological report was submitted along with a reptile/water vole/lizard survey. The surveys offer a number of recommendations regarding relevant measures to avoid damage to biodiversity. In response to the consultation, the Council's Biodiversity Unit states that there are no high value biodiversity features in the site.
- 5.8.2 In addition, it is noted that there is a need to ensure that invasive plants will not harm the local area and that there is a need to protect the adjacent water course. It is not considered that the proposed development will have an unacceptable effect on biodiversity. Therefore, it is considered that the proposal complies with the requirements of Policies A1, A3 and B20 of the GUDP and TAN 5.

5.9 **Educational Provision**

- 5.9.1 Policy CH37 of the GUDP aims to ensure that existing schools will be able to cope with any increase in pupil numbers as a result of a new residential development. Supplementary Planning Guidance (SPG) 'Housing Development and Educational Provision' also applies to this aspect of the application.
- 5.9.2 The Education Department has confirmed that this site is located within the catchment area of Ysgol Bro Llifon and that there is sufficient capacity within this school for additional pupils.
- 5.9.3 Therefore, it is considered that the application complies with policy CH37 of the GUDP and SPG: Housing Developments and Educational Provision and based on the evidence available there is no justification to request an educational financial contribution.

5.10 **Response to the public consultation**

- 5.10.1 A number of observations had been received from local residents in response to the public consultation such as those that have already been noted above.

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

5.10.2 In response, the applicant states the following:

- A consultation event was held with residents on 12 April 2016.
- Residential use is suitable within the location and makes good use of an empty site.
- The setting of the site has been amended following the public consultation and the consultation undertaken with the planning authority and the number of houses has been reduced from 6 to 5. This also meant that the proposed housing would be relocated in order to ensure acceptable distances and an acceptable form to the estate.
- There is evidence of local demand for such housing.
- The existing access is being widened, the existing access to no. 14 and no. 15 Y Garreg is protected as well as the access to the field on the northern boundary.
- Concerns were highlighted during the public consultation that parking spaces would be lost, 'unofficial' parking use made of the site at present; however, it is shown that there will be five parking spaces for residents and visitors, 2 spaces for each of the five houses erected and two spaces for property no. 14 Y Garreg.

5.10.3 It is considered that the other planning matters deriving from the public consultation had been considered in the rest of this report and due attention was given to all relevant matters raised.

6. Conclusions:

- 6.1 This site is located within the development boundaries of Groeslon as defined in the GUDP. It is considered a site that is suitable for development and the proposal itself is considered acceptable in terms of satisfying the local need for housing.
- 6.2 Given the above and after full consideration of all the material planning matters including local and national policies and guidance, as well as the observations received, it is believed that this application is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions:
1. Time
 2. Comply with plans;
 3. External wall materials to be agreed;
 4. Slate on the roofs of the dwellings and samples to be presented prior to the commencement of development;
 5. Landscaping details to be submitted for approval;
 6. Landscaping plan implementation period;
 7. Welsh Water conditions
 8. Highways conditions
 9. Biodiversity
 10. Withdrawal of PD
 11. Working hours to be restricted
 12. Land Drainage Unit conditions
 13. To submit and agree on boundary treatments

PLANNING COMMITTEE	DATE: 17/10/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON