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| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

Number: 1

Application Number: C16/1021/08/LL

Date Registered: 23/08/2016

Application Type: Full - Planning

Community: Penrhyndeudraeth

Ward: Penrhyndeudraeth

Proposal: REVISED APPLICATION OF C16/0314/08/LL TO ERECT 9 HOUSES TO INCLUDE 3 HOUSES ON THE OPEN MARKET AND 6 AFFORDABLE HOUSES TOGETHER WITH DRAINAGE, LANDSCAPING WORK AND CREATING ACCESSES

Location: Meusydd Llydain, Bryniau Hendre, Penrhyndeudraeth, Gwynedd, LL48 6BA

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

1. Description:

- 1.1 Members are reminded that this application was postponed at the planning committee dated 28 November in order to hold a site visit and receive further information regarding the housing allocation arrangements of Cartrefi Cymunedol Gwynedd and the current need for such houses in the area. These matters are discussed further in the report, under the heading 'Affordable Housing Matters'.
- 1.2 This is a full application that is a revision of a previously withdrawn application to erect 9 houses to include 3 open market houses and 6 affordable houses together with drainage, landscaping work and creating accesses.
- 1.3 This application has been revised from previous application (C16/0314/08/LL) mainly by reducing the number of proposed houses from 14 to 9, however, there are also amendments in terms of the form and layout of the proposed estate. The layout has changed from 6 open market houses to 3 and from 8 affordable houses to 6. The 6 affordable houses would be on land that is outside but abuts the development boundary, whilst the 3 open market houses are mainly within the boundary (the development boundary runs through one of the open market houses which means that approximately a third of the floor area is outside the boundary).
- 1.4 As noted above, the site is partly located within the development boundary of Penrhyndeudraeth which is designated as a Local Centre in the Gwynedd Unitary Development Plan (July 2009). The site comprises a section that has already been developed with a number of redundant buildings and vehicular access whilst the rest is open grazing land. There are mature trees along the northern boundary of the site with residential dwellings beyond. There is agricultural land beyond the western boundary and an unclassified road runs along the southern boundary and residential dwellings of various sizes and forms border the road further to the south.
- 1.5 There is an historical use to the eastern section of the site as a printing works and this comprises several varied buildings. This use has ended and the buildings appear to be unused. Since this section of the site is considered to be previously developed land it is therefore defined as a Brownfield site.
- 1.6 The proposal now involves the development of:
- 3 detached two storey 4 bedroom houses
 - A terrace of 3 two-storey 2 bedroom houses
 - A detached house and a pair of semi-attached two-storey 3 bedroom houses
- 1.7 This application has been amended since it was originally submitted by re-planning the arrangement of the accesses to the 3 open market houses as well as updating some reports. The amendments to the accesses were undertaken as a result of discussions with the Transportation Unit and they suggested that more parking and turning space should be created within the housing sites. It is also shown that some work to widen the road would be undertaken along the adjacent unclassified road in order to facilitate vehicular movements along this road while a new pavement will be provided along the front of the open market houses. A second full consultation was undertaken following the receipt of the plans and the amended information.

2. Relevant Policies:

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

- 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 also to 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:**

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application with regard to any significant likely environmental impact or other impacts in the form of an environmental impact assessment or other impact assessments.

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

POLICY 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.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

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

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING PLANS - Ensuring that permitted proposals incorporate soft/hard landscaping of high standard which is appropriate for the site

| | |
|--|-------------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

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

POLICY B30 - CONTAMINATED LAND OR BUILDINGS - Ensure that proposals for developing contaminated land or buildings are refused unless they conform to a series of criteria aimed at managing or restricting the pollution.

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

POLICY 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.

POLICY 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.

POLICY CH7 – AFFORDABLE HOUSING ON RURAL EXCEPTION SITES DIRECTLY ADJOINING THE BOUNDARIES OF VILLAGES AND LOCAL CENTRES - Permit affordable housing on rural sites directly adjoining the boundaries of Villages and Local Centres if they conform to criteria relating to local need, affordability and impact on the form of the settlement.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use 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 conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines 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.

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.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

POLICY CH43 – THE PROVISION OF OPEN SPACES OF RECREATIONAL VALUE IN NEW HOUSING DEVELOPMENTS - New housing developments of 10 or more dwellings in areas where the existing open spaces provision cannot meet the needs of the development will be expected to provide suitable open spaces of recreational value as an integral part of the development.

The Council’s Supplementary Planning Guidance (SPG) is a material planning consideration, and the following are relevant in this case:

- Affordable Housing
- Planning and the Welsh Language
- Planning Obligations
- Housing developments and open spaces of recreational value;
- Housing Developments and Educational Provision

The 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 determining planning applications.

2.4 National Policies:

Planning Policy Wales, 8th edition, 2016
 Technical Advice Notes (TAN)1: Availability of land for housing joint studies
 TAN 2: Planning and Affordable Housing
 TAN 12: Design
 TAN 18: Transport
 TAN 20: Planning and the Welsh Language

3. Relevant Planning History:

- 3.1 C16/0314/08/LL - full application for the demolition of existing buildings and to erect 14 houses with 8 affordable houses together with associated work including drainage work and creating linked estate roads - this application was withdrawn prior to formal determination.

4. Consultations:

Community/Town Council: The site is located on land outside the development boundary with no exceptional reason, the density of developments in the area is high in terms of overdevelopment, the statements submitted are misleading/weak, the language assessment is speckled with non-specific statements.

Transportation Unit: Originally concern was highlighted regarding the arrangement of the entrances to the open market houses and there were some issues regarding the estate road. As a result, the application was amended by changing this arrangement which means that a pavement will be provided along the front. Consequently, the Transportation Unit does not object the application and it is suggested that standard conditions are included regarding the development.

Natural Resources Wales: A bat survey confirmed that no bats are present on the site, however, it is recommended that any development is

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

undertaken in total accordance with the mitigation measures to avoid any detrimental effect on protected species.

- Welsh Water: It is suggested that standard conditions are attached to agree on the site's drainage arrangements. In addition, standard advice is given regarding matters such as water supply and connection to the public sewerage network.
- Public Protection Unit: Not received
- Biodiversity Unit/Trees: The trees report submitted is acceptable and we agree with the assessment undertaken. The bats survey is also acceptable and it is suggested that the recommendations noted are followed. The reptile survey suggests that one section of the site should be set aside as a protected site for reptiles during the construction period. It is noted that a plan/full details would be required to ensure this.
- Archaeological Service: Not received
- Housing Strategic Unit: The information contained in the application is consistent with the information regarding local need.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and several letters/correspondences of objection were received on the following grounds:
- Over-development
 - Incorrect/misleading information in the statements and plans
 - Detrimental impact on the roads network / unacceptable increase in traffic levels / road too narrow
 - Lack of compliance with local and national policies and guidelines
 - Concerns regarding drainage
 - Development sites available within the development boundary
 - Housing available locally for affordable rent/price
 - Detrimental effect on the amenities of local residents and from building work during the construction period
 - Insufficient wildlife surveys
 - Biodiversity value of the land
 - Contaminated land
 - Harmful impact on trees
 - Loss of privacy
 - Premature application considering how close was the adoption of the Local Plan
 - The design of the houses is not in keeping
 - Open market housing would not be available to local

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

residents

- Inadequate consultation
- Harmful impact on pedestrians/cyclists
- Adjacent road part of Lôn Las Cymru Cycle Route

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

- Existing deficiencies within nearby estate

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Any residential development such as this must be assessed on the grounds of local and national adopted policies along with other material considerations such as the SPG as noted above. Full consideration is also given to other relevant planning matters including the responses to the statutory and public consultation.
- 5.2 In principle, the Local Planning Authority supports applications to use sites within the development boundary and previously developed sites (Brownfield) and therefore in terms of previously used land for the printing business that is within the development boundary (where the 3 open market housing will be situated) it is considered that this element is in accordance with policies C1 and C3.
- 5.3 Policy CH4 permits constructing new housing on unallocated sites within the development boundaries, therefore it is deemed that the principle of erecting the 3 open market houses is acceptable.
- 5.4 In the same manner, policy CH7 permits affordable housing on rural sites directly adjoining the boundaries of villages and local centres if they conform to criteria relating to local need, affordability and impact on the form of the settlement.

Visual amenities

- 5.5 The plans submitted as part of this application show a proposal to erect detached two-storey housing, semi-attached housing and a terrace. Within the neighbouring area there exists a wide variety of housing in terms of form and design and evidently these are the houses that can be seen. Near the proposed development site detached two-storey housing, semi-detached and terraces can be seen. Although it is not considered that there is a uniform pattern for existing developments in the neighbouring area, they do have some common features such as slate roofs and external finishes such as render and/or render using natural stone which is also prominent on some sites.
- 5.6 This application shows the intention to erect buildings that include features and in a form that conveys the general elevations that can be seen within the nearby area such as slate roofs, natural stone and render. Consequently, the proposal is not considered to be unacceptable in respect of the requirements of Policies B22 and B25.
- 5.7 The details submitted do not include any information regarding the proposed landscaping of the site. It is considered that the element of landscaping is important for a site and development of this type in order to ensure that the views into and out

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

of the site include natural elements as well as the formal built form. It is suggested that a standard condition is imposed in order to agree on the landscaping details for the site, and in so doing the requirements of policy B27 will be satisfied.

General and residential amenities

- 5.8 Consideration must be given to what is proposed in terms of the use in addition to the form of the development in terms of its impact on the area's general and residential amenities.
- 5.9 There is considerable difference in terms of what is proposed here and what was applied for in the original application (although that application was not formally determined) by reducing the number of houses from 14 to 9.
- 5.10 The open market housing and the affordable terrace have been intentionally placed within the site in order to convey the existing general patterns by being adjacent to the nearby road.
- 5.11 It is accepted that an attempt has been made to design the development in order for it to blend in with the area as much as is reasonably possible. Since the form and design of the existing houses have a varied pattern, no uniform pattern can be followed, however, the elevations and the general features can be conveyed to ensure that the development integrates with the pattern and the character of the local area thus providing a quality development that would be acceptable in terms of its impact on the area's general and residential amenities. In doing so, it is believed that the requirements of policy B23 will be met.
- 5.12 The houses along the front of the site have been set back from the adjacent road, which means that in addition to the width of the road itself, there is a reasonable distance between the front of the proposed houses and the existing houses opposite the site. Due to this, it is deemed that the setting of the houses would not lead to excessive or unacceptable overlooking. Because of the existing open form of the land which is to be developed for the affordable element, evidently the erection of formal structures as proposed would impair on the existing open elevations. Despite this, it is not deemed that this would lead to significant harm in terms of the impact on the residential amenities of nearby residents and therefore the proposal is not considered to be unacceptable in terms of the requirements of policy B23.

Transport and access matters

- 5.13 A number of objections received regarding this application refer to concerns regarding the adjacent road and the impact of the development on road safety and movements along the road. It is recognised that the road is narrow in places, however, it has to be borne in mind that part of this site was used in the past as a commercial printing works and therefore despite the current unused buildings, the road has seen movements as a result of employees, customers and deliveries visiting this section of the site.
- 5.14 The Transportation Unit has considered the proposal and have suggested changes to the layout of the access to the open market housing and in addition it was noted that it will be necessary to reduce the pavement around the internal turning area of the estate and to relocate the turning area as tightly as possible to the housing. The amendments to the setting of the pavement and the turning area was requested in order to ensure that they meet the Council's adoption requirements.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

- 5.15 The application was amended as a result of these observations and a new order was provided to the entrances to the open market housing to include a new footway along the front of the site and the internal arrangement of the estate. Consequently, it is seen that the Transportation Unit is satisfied with what is proposed.
- 5.16 The site is comparatively level which means that there are no obvious obstacles in terms of accessibility. It is considered that the proposal is now acceptable in terms of transportation matters, it is recognised that concerns were highlighted by the existing residents regarding the impact of the proposal on the network of local roads, however, it can be seen that the Transportation Unit does not now object to the application and therefore it is considered that the proposal is acceptable in terms of compliance with the requirements of policies CH30, CH33 and CH36.

Biodiversity/Trees Issues

- 5.17 Two reports were submitted, one a reptile survey and the other was a bats survey. The bat survey confirms that no bats were found during the survey and based on this the Biodiversity Unit has no objection regarding this aspect. They suggest that a condition is imposed to ensure that the site is inspected further by a bats expert prior to commencement of the demolition work.
- 5.18 Slow-worms were found on a section of the site when conducting the reptile survey. Only a small number were seen, however, it is suggested that a section of the land in the north eastern part of the site is protected for reptiles and that supervision is undertaken during the period when the site is cleared. The Biodiversity Unit agree with the report's recommendations.
- 5.19 A trees report was submitted with the application as several mature trees are located close to and along a section of the site's northern boundary. The Biodiversity Unit is satisfied with the report and agree with the contents of the assessment and the measures proposed to mitigate the impact on the trees. However, part of the development is within an area where there is some risk that tree roots may be impacted. Therefore it is deemed that a condition should be imposed to ensure that tree experts are present during the initial development work of the site to deal with any damage in accordance with the recommendations in the submitted trees report. These trees are not protected and therefore the proposal is not considered in terms of compliance with policy B19 which deals with protected trees. However, they are an important contribution to the local area in terms of amenities yet having considered the intention to protect these trees during the development period, it is not considered that it would be contrary to the relevant requirements of amenities policy B23.
- 5.20 In terms of biodiversity matters, and as noted above the proposal is acceptable in terms of biodiversity and protected species and therefore conforms to policy B20.

Affordable housing matters

- 5.21 In accordance with the requirements of policy CH4, it is necessary to consider if a percentage of the open market houses proposed should be affordable to meet general local need. In this case, the development as a whole shows that affordable provision is offered as part of the proposal namely 6 units of the 9 houses proposed. Based on this consideration, the proposal is not considered to be unacceptable in terms of the requirements of policy CH4.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

5.22 In terms of the section of the site that is outside the development boundary, consideration has to be given firstly if the site is acceptable in terms of forming a logical extension to the boundary and the development pattern of the Local Centre. In this case, the nearby area comprises existing residential housing along the other side of the road that abuts this site, although the site is currently open agricultural land, the proposed development would not protrude totally to open countryside due to the presence of existing residential developments. Because of this, it is not deemed that it would form an unacceptable extension into the countryside nor create a fragmented development pattern.

5.23 Then it has to be established if there is a genuine need for the affordable units proposed. Therefore it is important to consider the observations of the Strategic Housing Unit in relation to this application. It is noted that an affordable housing statement has been submitted by Cartrefi Cymunedol Gwynedd Housing Association which notes the need for affordable housing in the area. In the response received from the Council's Strategic Housing Unit, the information submitted is consistent with the information to hand regarding the need in the area for affordable units and therefore it is considered that a need exists.

5.24 In terms of the housing allocation arrangements of CCG, confirmation of these arrangements was requested following the decision to postpone determining the application at the last committee; the following response was received from CCG:

"New tenancies for new affordable housing in Meysydd Llydan will be set in accordance with Gwynedd Council's common housing allocation policy. This is the policy followed by Housing Associations in Gwynedd for new tenancies. Please note that additional points are available for links with the Community Council - i.e. applicants who live in Penrhyndeudraeth. CCG will also promote the scheme as the construction work progresses via open days for the public to ensure that local people register for the new houses."

It is believed that the above confirms the company's current allocation arrangements.

In terms of the current demand for such houses locally, this matter was confirmed as part of an Affordable Housing Statement submitted with the application originally. For confirmation, the findings of the statement are noted:

- Penrhyndeudraeth Community Council has a supply of 57 two- and three-bedroom houses for social rent in the neighbourhood.
- The current demand for housing (August 2016) on social rent within the Penrhyndeudraeth Community Council area is 55, for two- and three-bedroom houses. Sixteen applicants have been assessed as having local connections for over five years with the community council area.
- The Tai Teg data base in relation to ownership of affordable housing notes that 22 applicants have registered with local connections over 10 years for two- and three-bedroom houses in the community council area.
- The proposed development in Meysydd Llydan, Penrhyndeudraeth includes a proposal for 6 affordable houses in the form of three- and two-bedroom and 3 three-bedroom houses. The housing needs data enclosed with this report confirms that there is demand for affordable housing in the Penrhyndeudraeth area.

5.25 In accordance with the requirements of policy CH7, it has to be established if the scale proposed outside the boundary is acceptable and that it satisfies the general local need for affordable housing. In this case, we need to consider what the UDP has

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

already achieved by satisfying some of the need for housing noted for the Porthmadog dependency area. The current situation indicates that there is an obvious deficiency in the provision of new housing not only in the Porthmadog dependency area, but generally throughout the county.

- 5.26 The need for this exists because of the problems that exist in Porthmadog in terms of housing development, specifically regarding its location within a flooding zone. It was not possible to include housing designations in Porthmadog and therefore other Centres within the same Dependency Catchment Area (DCA) had to be looked at to satisfy housing developments and to meet the demand. Penrhyndeudraeth has been identified as a Local Centre in the UDP.
- 5.27 Paragraphs 5.1.24 and 5.1.25 in the UDP state the following:
- “However certain factors affect the way in which this hierarchy operates, one of these being the physical constraints within certain Centres. Although priority is given to allocating land in the Centres, it has not always been possible to do this on the scale desired. The topography as well as the existence of floodplains account for the fact that there is a lack of suitable land for housing allocation purposes in some Centres e.g. Pwllheli and Porthmadog. As a result it has been necessary to allocate some of the housing which would otherwise have been allocated in these Centres to Local Centres and strategically located Villages located within the same DCA”.*
- 5.28 It is also noted that the relevant development briefs for sites allocated in Penrhyndeudraeth state "Since there is a lack of suitable sites available for building housing in Porthmadog, namely the main centre of the Dependency Catchment Area (DCA), the Plan's strategy guides market housing to the other centres within the Porthmadog Dependency Catchment Area".
- 5.29 Evidently, it would have to be ensured that the units that satisfy different tenures (i.e. open market housing and affordable housing) are developed jointly and there is no possibility that only open market housing will be developed. In this case, Cartrefi Cymunedol Gwynedd are partners in the scheme and as is common in cases where the Housing Association does not own the land or is an applicant (when the application is considered), a standard 106 Agreement would be drafted to ensure that the houses are transferred to the Association who will then ensure that the units are available to satisfy local need.
- 5.30 The proposal indicates that the affordable housing will be mixed in size with 3 units offering 3 bedrooms and the other 3 offering 2 bedrooms. It is thought that this mixture is appropriate to satisfy the general demand for affordable housing.
- 5.31 Observations have been received regarding the location of the development boundary and the location of one of the open market houses. This latest application shows the boundary running through the site which means that part of one building will be outside the boundary, however, the majority of the building would be within the boundary and therefore in this case the view is that this is not unacceptable in terms of the location of the open market residential unit outside the development boundary. This also means that there is a good mixture of housing to satisfy several needs within the community provided as part of the development.
- 5.32 Based on the above, we are therefore of the view that the proposal as a whole is acceptable and it would be a development that responds to a recognised need for the proposed units. It is believed that the matters highlighted at the last meeting as

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

matters to be confirmed have been proven to an acceptable degree. It is therefore believed that the proposal is acceptable and complies with the requirements of policy CH7, TAN and the SPG.

Language Matters

- 5.33 Consideration is given to relevant policy requirements within the Gwynedd Unitary Development Plan as well as the Supplementary Planning Guidance – Planning and the Welsh Language in relation to the impact of any development on the Welsh language. Policies A1, A2 and A3 are particularly relevant.
- 5.34 A Language and Community Impact Statement was submitted with the application and the contents was assessed by the Joint Planning Policy Unit.
- 5.35 According to the Penrhyndeudraeth ward profile in the Key Statistics from the 2011 Census, it appears that 74.8% of the ward's population can speak Welsh. This is a small reduction of -2.5% compared with 2001.
- 5.36 Confirmation was received from the Joint Planning Policy Unit regarding the conclusions of the above assessment, which stated: "On the whole, we do not believe that the nature or scale of the proposed development is likely to have an adverse impact on the Welsh language. *This application entails that 6 of the 9 proposed houses will be affordable, this should satisfy local needs for housing and assist the existing community population*".
- 5.37 Based on the positive comments received from the Joint Planning Policy Unit, it is considered that the statement submitted is acceptable, as has already been explained. Consequently, the application is considered to be acceptable and satisfies the requirements of policies A1, A2 and A3 of the UDP in terms of linguistic matters.

Any other considerations

- 5.38 In terms of the requirements of Policy CH37, we do not believe that an educational contribution is required in relation to this proposal as there is sufficient capacity within the local school.
- 5.39 Since the amended proposal offers less than 10 units, Policy CH43 in terms of the provision of open spaces is not relevant in this case.

Response to the public consultation

- 5.40 A number of objections and comments were received in relation to this application from nearby residents and the local member. Concerns were highlighted regarding the impact of the proposed development on a number of various matters.
- 5.41 Paragraph 3.1.8 of Planning Policy Wales states: "*When determining planning applications, local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. Whilst the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting a planning permission. Objections or support must be based on valid planning considerations.*"

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 19/12/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON |

- 5.42 It is seen that concerns have been highlighted regarding the impact of the development on the local roads network, drainage matters, biodiversity etc. A response was received from the statutory consultees such as the Transportation Unit, Welsh Water, Biodiversity Unit confirming that relevant conditions need to be included if the proposal is approved, but there was no objection to the proposal in essence.
- 5.43 Full consideration has been given to all the relevant planning observations received in assessing this application.

6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the applicant signing a 106 agreement to ensure that the houses built outside the boundary are transferred to a housing association and to relevant conditions concerning:

1. Time
2. Compliance with plans
3. External materials including slate
4. Landscaping
5. Highways
6. Welsh Water
7. Biodiversity
8. Trees
9. Removal of PD rights
10. Submit and agree a Building Management Plan.