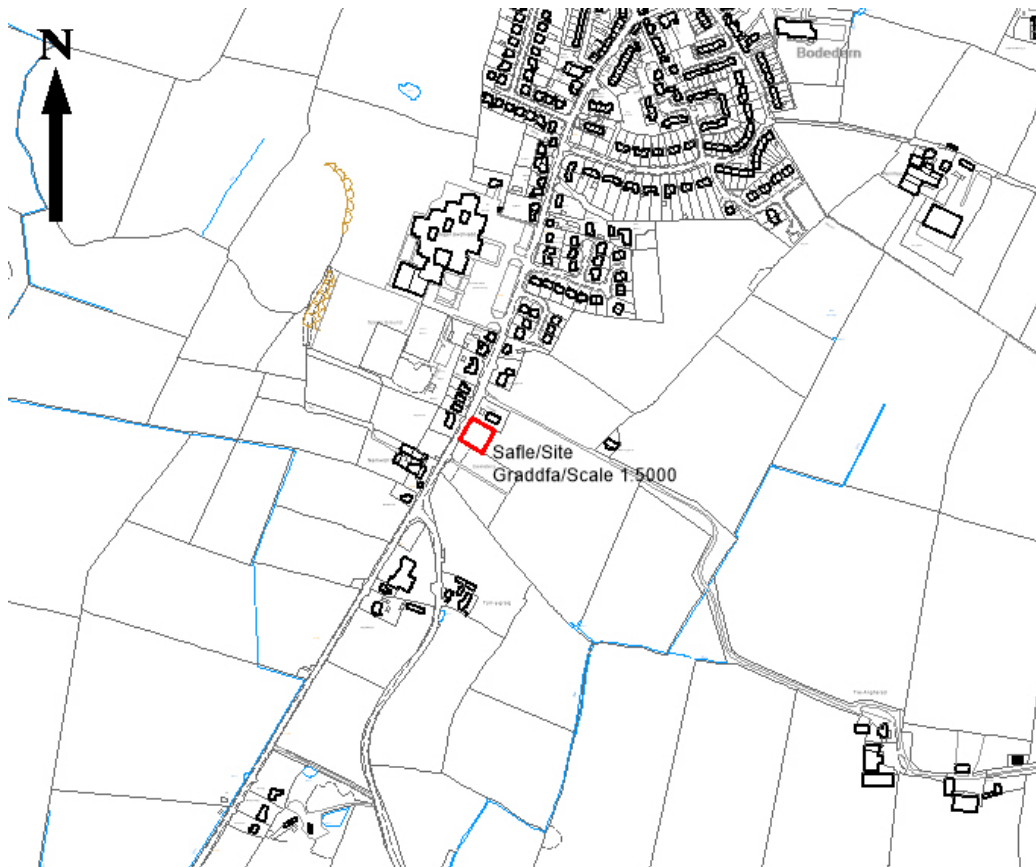


Rhif y Cais: **13C194** Application Number

Ymgeisydd Applicant

**Bleddyn a Bethan Hughes**

**Cais amlinellol ar gyfer codi tri annedd fforddiadwy sy'n cynnwys manylion mynedfa, edrychiad, gosodiad a graddfa, ar dir gyferbyn a / Outline application for the erection of three affordable dwellings which includes details of access, appearance, layout and scale, on land opposite**

**Llwyn Llinos, Bodedern**

**Planning Committee: 26/04/2017**

**Report of Head of Regulation and Economic Development Service (NJ)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The applicant is related to a relevant officer. The application file and report have been reviewed by the Monitoring Officer.

**1. Proposal and Site**

The original outline application with all matters reserved was for the development of 3 houses as an exception site for affordable housing. In order to understand the nature of the application and affordability issues, additional details were requested and submitted such that, albeit in outline, the only matter now reserved for future consideration is the landscaping of the site. The scheme as amended proposes three bungalows on part of a field enclosure filling a gap between the existing cemetery and the adjoining bungalow at Rhoslyn. The proposal includes a shared access and shared parking area to the front of the dwellings.

**2. Key Issue(s)**

Compliance with relevant development plan policies on exception sites, amenity and highway safety.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy A8 – Affordable Housing  
Policy D4 – Location, Siting and Design  
Policy D29 - Design

**Ynys Mon Local Plan**

Policy 1 – General Policy  
Policy 26 – Parking Standards  
Policy 42 – Design  
Policy 48 – Housing Development Criteria  
Policy 49 – Defined Settlement  
Policy 52 – Exception Sites

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy HP3 – Main and Secondary Centres  
Policy HP7 – Affordable Housing

**Joint Local Development Plan**

Policy TAI 10 – Exception Sites

**Planning Policy Wales Edition 9**

**TAN 2 Planning and Affordable Housing**

**SPG : Affordable Housing**

**SPG : Design Guide**

#### **4. Response to Consultation and Publicity**

**Councillor Llinos Medi Huws** – no reply to consultation

**Councillor John Griffith** – no reply to consultation

**Councillor Ken Hughes** – no reply to consultation

**Community Council** – no reply to consultation

**Highway Authority** - suggested conditions including provision of a 1.8m wide footway along the site frontage.

**Drainage Section** - details should be provided in relation to the disposal of surface water and in relation to soakaways.

**Welsh Water** – suggested condition

**Natural Resources Wales** – no comments

**Housing Officer** - confirmation of the need for 3 x 2 bedroom bungalows in Bodedern. The Housing Service confirms support for the application if the proposed dwellings can be delivered at an affordable price.

**Joint Planning Policy Unit** - both Policy 52 of the Local Plan and Policy HP7 of the stopped UDP can support the development of additional land within or adjoining development boundaries for affordable housing.

**Public response to notification:** 3 letters of objection were received as a result of the publicity undertaken in relation to the originally submitted proposal. Objections were based on:

Highways safety at the proposed access and traffic generation;  
Lack of pavement;  
Lack of space within the site for the parking and turning of vehicles,  
The proposed row of terraced houses with a large expanse of parking area and lack of landscaping would be out of character with the design and spacing of existing detached bungalows and harmful to the streetscene;  
The proposal is an overdevelopment of the site.

No additional letters had been received at the time of writing since the re-issuing of publicity on receipt of the amended details. The expiry date for the receipt of representations is 19<sup>th</sup> April 2017.

#### **5. Relevant Planning History**

None.

#### **6. Main Planning Considerations**

**Principle of the Development** – The site is located immediately adjoining the existing settlement of Bodedern.

The site is a part of a field enclosure bounded by a stone wall and grassed verge. The proposal as now being considered is for three detached bungalows each with a rear rectangular garden area of approximately 50m<sup>2</sup> together with side and front gardens and a shared parking and turning area. The design is considered reflective of other dwellings in the vicinity and the change from a terrace of two storey dwellings to detached bungalows reflects the existing character.

**Highways and Drainage:** The Highway Authority has confirmed that it has no objection to the proposed development subject to conditions including that a pavement is provided along the

frontage of the site. Additional drainage details have been requested to ensure that an in principle drainage scheme can be achieved. Welsh Water has no objection subject to a drainage condition.

**Housing Need:** The Housing Service has confirmed the need for three two bedroom bungalows in Bodedern and the scheme reflects that need in terms of design and affordability. A legal agreement is required to secure the dwellings for affordable dwellings for local need in perpetuity.

**Emerging Policy Considerations:** Policy TAI10 of the JLDP allows the development of exception sites where a proven need for affordable housing cannot be delivered within a reasonable timescale on market sites within the development boundary. Small scale development proposals, proportionate to the size of the settlement and which form a reasonable extension to it, will be granted. Whilst an allocation for housing development has been made in Bodedern as part of the JLDP, it is not currently a permitted site and would not meet current affordable housing need as identified as part of the current application.

## **7. Conclusion**

The scheme is acceptable in policy terms subject to satisfactory drainage details.

## **8. Recommendation**

To **permit** the development subject to conditions and a S106 agreement to secure the dwellings as affordable dwellings in perpetuity.

**(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the landscaping of the site.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(04) No development shall take place until samples of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance of the development

**(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.**

Reason: In the interests of amenity.

**(06) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the**

**development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

**(07) A 1.8m wide footway shall be created along the whole frontage of the site adjacent the public highway. No development shall commence until full details of the footway have been submitted to and agreed in writing by the LPA. The footway shall be completed in accordance with the approved plans before the use hereby approved is commenced.**

Reason: In the interests of Highway safety

**(08) The access shall be constructed with 2.4 metre by 90 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time. No other part of the development shall commence until the access has been constructed and made available for use.**

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and access.

**(09) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced. No surface water from the within the curtilage of the site shall discharge onto the county highway.**

Reason: in the interests of amenity

**(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: in the interests of highway safety.

**(11) The development shall take place in accordance with the following documents and plans and in accordance with the conditions as imposed:**

**Drawing no. 1264-A3-02 Location / Block Plan**

**Drawing no. 1264-A3-03 Proposed Elevations**

**Drawing no. 1264-A3-04 Proposed Floor Plan and Section**

**Drawing no. 1264-A3-05 Site Plan**

Reason: To define the scope of this permission.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.