

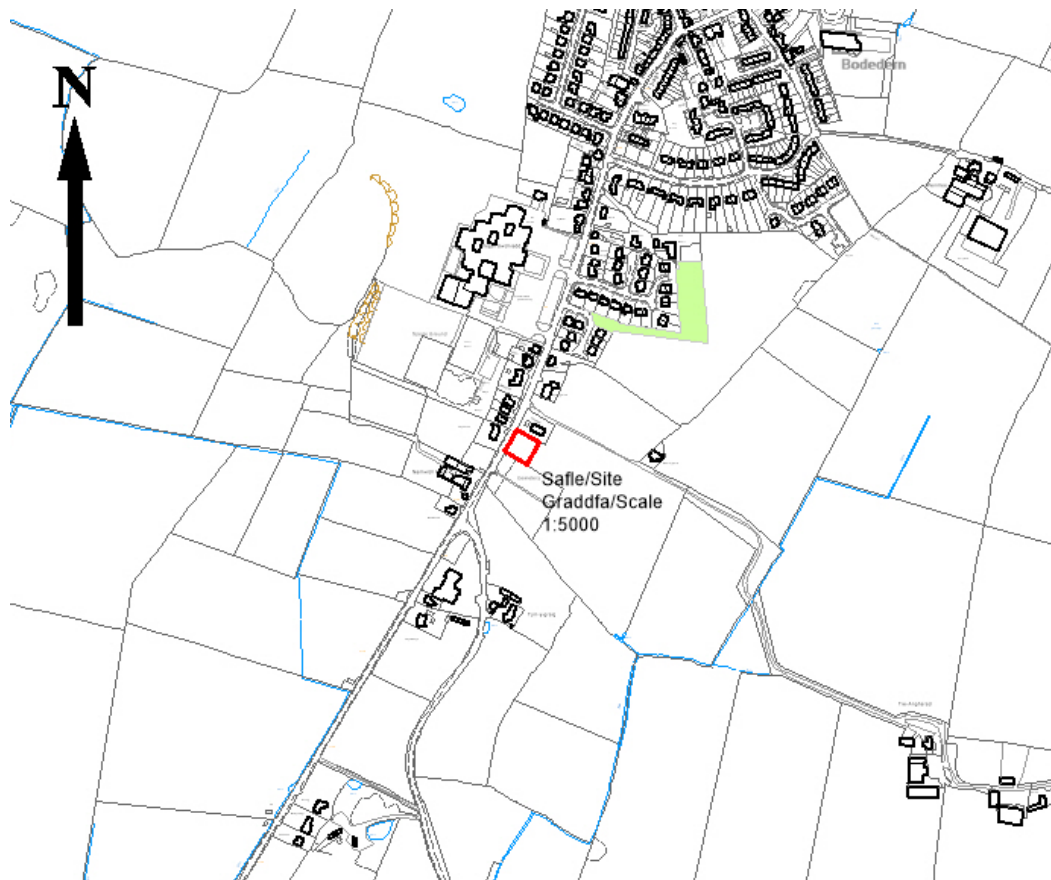
Rhif y Cais: **13C194** Application Number

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: 26/07/2017**

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

**Reason for Reporting to Committee:**

At its meeting held on 26th April 2017 the Planning and Orders Committee resolved to approve this application subject to conditions and subject to a section 106 agreement to ensure the development is delivered as affordable housing for local needs.

The Inspectors' Report in relation to the Joint Local Development Plan has been received and there is no change to the boundary of the village under the Plan. The application continues to be considered an exception site.

The Highway Authority has confirmed that the provision of a pavement to the frontage of the property, which it previously sought from the developer, is not necessary as there is a pavement on the opposite side of the road and as the application is for affordable housing where the costs of provision would be prohibitive. It remains necessary to set back the frontage of the site to the width of a pavement to ensure pedestrian safety.

The Section 106 agreement is being prepared and it is proposed to amend the conditions accordingly.