

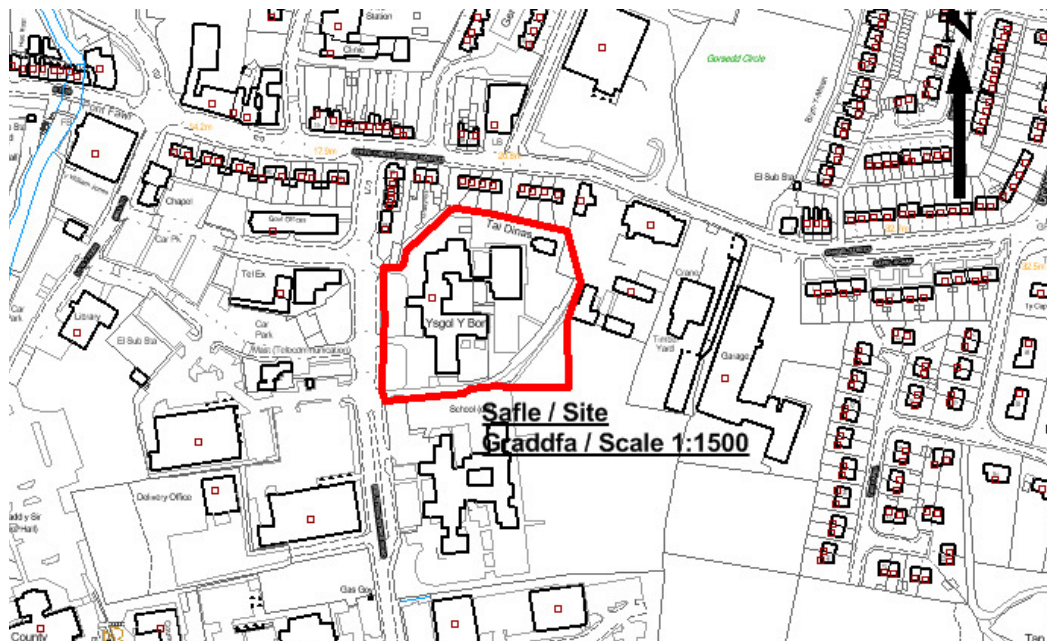
Rhif y Cais: **34C687/ECON** Application Number

Ymgeisydd Applicant

Mr Jeff Williams

Cais llawn ar gyfer codi 63 o fflatiau ar gyfer Cynllun Gofal Ychwanegol ar dir y cyn / Full application to erect 63 Extra Care Scheme apartments on the site of the former

Ysgol y Bont School, Industrial Estate Road, Llangefni



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is an application which involves Council owned land.

1. Proposal and Site

Use

The proposal is for 63 extra care apartments with associated communal facilities including lounge, restaurant/cafe multi use spaces, buggy store, laundry, assisted WC, hairdressers and communal gardens.

The proposal will provide accommodation with on hand care for residents in such need. The scheme has been designed to accommodate the specific needs of the existing and predicted Local community and as such the future tenants for this development will be selected from/by Ynys Mon and Pennaf housing, based on criteria relating to age and assisted living needs. A panel will decide on who is eligible to move in to this scheme, this panel will contain officers from Social Services and Housing and they will assess people based on their care needs. It is envisaged that the registered social landlord Pennaf will be offering a tenancy to the eligible person using a standard assured tenancy agreement.

Part of the scheme will be open to the public (Community hub), this part of the scheme will include the café and a multi-purpose room, the aim is to provide services, information and social opportunities within the scheme for residents and people from the community to access. Some examples could include, falls prevention classes, IT lessons, sessions on debt management, coffee mornings, signposting services etc.

The site

The site lies approximately 200m outside the Llangefni Conservation area within an area of mixed uses. The northern boundary of the site adjoins residential development along Bridge Street. To the south and east the area becomes more industrial and commercial in nature. To the east the site is bordered by light industrial buildings.

The development site itself comprises approximately half the of the former school site which included a number of community out buildings (on remaining part of site).

The proposed part two, part three storey building is in the form of an open courtyard around a communal garden. The majority of the building is set out at the upper ground level which extends to the west where the change in levels allows the creation of a lower ground floor. Parking is to the north of the site where 35 spaces are to be provided.

Access is via Industrial Estate Road. This access road sweeps to the east of the building then north where the parking spaces are to be provided along with turning area, trade/service point and bin enclosure.

2. Key Issue(s)

- i Policy context/location
- ii Need
- iii Amenity visual/residential
- iv Highways matters

3. Main Policies

Gwynedd Structure Plan

Strategic policies 1 and 5
A2 Housing Land
A9 Affordable Housing
A10 Sheltered housing
D32 Landscaping
FF12 Parking
D4 Siting and design
B1 Employment Generating Developments

Ynys Mon Local Plan

1 General policy
26 Car parking
42 Design
48 Housing Development Criteria
49 Defined Settlements
51 large sites

Unitary Development Plan (Stopped)

Part One policy 3 Language and Culture
Part One Policy 4 Integrated Transport and the location of Development
GP1 Development Control Guidance
GP2 Design
TR10 Parking
HP3 New Housing Development main and secondary centres
HP7 Affordable housing
HP11 Residential and nursing homes
SG6 Surface water

Supplementary Planning Guidance

Affordable housing
Parking standards
Planning and Welsh language
Design Guide for the Urban and Rural Environment.

Planning Policy Wales

TAN 2 Planning and Affordable Housing
TAN 12 Design
TAN 18 Transport

4. Response to Consultation and Publicity

Local Members no response

Town Council no response

Welsh Water Condition

Wales and West Utilities Comments in respect of existing utilities which may need to be diverted.

Drainage comments regarding surface water.

Environmental Health attention drawn to the Building Act 1984 and potential for noise nuisance.

Highways Conditions

Natural Resources Wales No objection

At the time of writing this report one letter has been received raising concerns in respect of moving the existing bus stop and noise and disturbance from the existing bus stop.

5. Relevant Planning History

The site has been the location of Ysgol y Bont school. No recent planning history is considered relevant to the scheme.

6. Main Planning Considerations

Location

The site is located immediately adjacent to Llangefni town centre where all facilities are within walking distance. Furthermore, bus services are immediately available which will enable residents to travel farther afield.

Given the above and having regard to the site being within the confines of the settlement it is considered that the location meets the sustainability tests for such a development.

Need

A needs assessment was commissioned in 2013 and findings from this report predicted the following for Llangefni catchment area:

- The over 75 population will increase by 84% from 2013 to 2033;
- In Llangefni, there is need for 80 units of extra care housing (including 9 units for dementia) in 2013, again with the potential to increase in the next 20 years.
- The number of domiciliary care clients will double (assuming current eligibility criteria) from 2013 to 2033.

Social care service provision data shows:

- At March 2014, 32 Cefni residents aged 65 and over were in residential care.
- In 2013/14, 108 Cefni residents were in receipt of domiciliary care.
- The vast majority (87% in Cefni) were either owner occupiers or private tenants.

The number of residential care placements and domiciliary care packages in 2013/14 in Llangefni exceed the projected demand for extra care housing in this area, suggesting enough need for care to sustain development of extra care housing. This would replace current Council owned residential care

homes and work alongside other developments of both existing assets, such as Sheltered Housing, and new initiatives such as Community Hubs.

Amenity

The application has been scrutinized through the pre application process and it is considered that the design and scale of the proposal is acceptable in this location.

Furthermore, given the layout and the position of other dwellings in the location it is not considered that there will be undue harm to the amenities of those occupiers nearby.

Highways

The Highways Authority raise no objection to the scheme subject to conditions being attached to any permission these are reproduced below.

7. Conclusion

It is considered that the proposals will provide a much needed facility in a form and location which is suited to this development.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 13/08/2015 under planning application reference 34C687/ECON.

(03) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

(04) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

(05) The occupancy of the apartments hereby granted planning permission shall be restricted to:

a) A person aged 60 years or over and to any spouse, civil partner or dependent relative of that person;

b) A person of any age With a personal care plan (care provided by a personal care team on site) by reason of health or social need and to any spouse, or civil partner, or dependent relative of that person.

(06) With the exception of Demolitions works to the existing buildings on site, No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise Insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation or use of the development

(07) A method statement shall be submitted and agreed in writing for the removal of existing hard surfacing near retained trees

(08) 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.

(09) No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period and shall include.

- Hours of Working
- Contaminated Land
- Soil handling
- Control of the Water Environment
- Ecology
- Noise and Vibration
- Dust and Air Quality
- Construction Traffic Management
- Protection of trees and hedges not scheduled for removal

The plan shall be implemented throughout the development works.

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.