



At: Gadeirydd ac Aelodau'r Pwyllgor  
Cynllunio

Dyddiad: 7 Chwefror 2019

Rhif Union: 01824 712589

ebost: [democrataidd@sirddinbych.gov.uk](mailto:democrataidd@sirddinbych.gov.uk)

Annwyl Gyngorydd

Fe'ch gwahoddir i fynychu cyfarfod y **PWYLLGOR CYNLLUNIO, DYDD MERCHER, 13 CHWEFROR 2019** am **9.30 AM** yn **SIAMBR Y CYNGOR, NEUADD Y SIR, RHUTHUN**

Yn gywir iawn

G Williams

Pennaeth Gwasanaethau Cyfreithiol, AD a Democrataidd

## AGENDA

### 1 YMDDIHEURIADAU

### 2 DATGANIADAU O FUDDIANT (Tudalennau 9 - 10)

Aelodau i ddatgan unrhyw gysylltiad personol neu gysylltiad sy'n rhagfarnu yn y busnes a nodwyd i'w ystyried yn y cyfarfod hwn.

### 3 MATERION BRYD FEL Y'U CYTUNWYD GAN Y CADEIRYDD

Hysbysiad o eitemau y dylid, ym marn y Cadeirydd, eu hystyried yn y cyfarfod fel materion brys yn unol ag Adran 100B (4) Deddf Llywodraeth Leol 1972.

### 4 COFNODION (Tudalennau 11 - 16)

Cadarnhau cywirdeb cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 16 Ionawr 2019 (copi ynghlwm).

## CEISIADAU AM GANIATÂD I DDATBLYGU (EITEMAU 5 - 11) -

### 5 CAIS RHIF 01/2018/0992PF – HEN YSBYTY GOGLEDD CYMRU, DINBYCH (Tudalennau 17 - 40)

Ystyried cais i newid defnydd tir i greu ardal hyfforddiant safle adeiladu, codi adeilad i'w ddefnyddio fel gweithdy, trwsio a chadw peiriannau trwm; gwneud newidiadau i'r fynedfa bresennol a'r gwaith cysylltiedig yn hen Ysbyty Gogledd Cymru, Dinbych (copi ynghlwm).

**6 CAIS RHIF 04/2018/1146/PF - GLASCOED, MELIN Y WIG, CORWEN**  
(Tudalennau 41 - 58)

Ystyried cais i ddymchwel estyniad i gefn yr adeilad ac adeiladau allanol, codi estyniad a gwneud addasiadau i annedd yn Glascoed, Melin y Wig, Corwen (copi ynghlwm).

**7 CAIS RHIF 15/2018/0968/PC – FFERM NORTH HILLS, GRAIANRHYD, YR WYDDGRUG** (Tudalennau 59 - 72)

Ystyried cais am weithredoedd peirianyddol i hwyluso gwaith codi adeilad amaethyddol a'r gwaith cysylltiedig ar Fferm North Hills, Graianrhyd, Yr Wyddgrug (copi ynghlwm).

**8 CAIS RHIF 16/2018/1137/PF – TIR GER YR HEN REITHORDY, LLANBEDR DYFFRYN CLWYD, RHUTHUN** (Tudalennau 73 - 104)

Ystyried cais i godi 38 annedd, adeiladu mynedfa newydd i gerbydau, darparu man agored a'r gwaith cysylltiedig ar dir ger Yr Hen Reithordy, Llanbedr Dyffryn Clwyd, Rhuthun (copi ynghlwm).

**9 CAIS RHIF 23/2016/0557/PO – TIR GER DOLWAR, LLANRHAADR, DINBYCH** (Tudalennau 105 - 130)

Ystyried cais i ddatblygu 1.2 hectar o dir drwy godi 33 annedd (cais amlinellol gan gynnwys mynediad a gosodiad) ar dir ger Dolwar, Llanrhaedr, Dinbych (copi ynghlwm).

**10 CAIS RHIF 30/2018/0969/PF – TIR GER TREFNANT INN, TREFNANT**  
(Tudalennau 131 - 164)

Ystyried cais i godi 13 o anheddau fforddiadwy gan gynnwys mynediad, parcio a gwaith cysylltiedig ar dir ger The Trefnant Inn, Trefnant (copi ynghlwm).

**11 CAIS RHIF 42/2018/0923/PF – TIR GER FFORDD GALLT MELYD , DYSERTH** (Tudalennau 165 - 202)

Ystyried cais i godi 61 annedd, garejis sengl a dwbl, newidiadau i'r fynedfa bresennol i gerbydau a gwaith cysylltiedig ar dir ger Ffordd Gallt Melyd, Dyserth (copi ynghlwm).

## **AELODAETH**

### **Y Cynghorwyr**

Joe Welch (Cadeirydd)

Alan James (Is-Gadeirydd)

Ellie Chard  
Ann Davies

Bob Murray  
Merfyn Parry

Meirick Davies  
Peter Arnold Evans  
Brian Jones  
Huw Jones  
Tina Jones  
Gwyneth Kensler  
Christine Marston

Pete Prendergast  
Andrew Thomas  
Tony Thomas  
Julian Thompson-Hill  
Emrys Wynne  
Mark Young

**COPIAU I'R:**

Holl Gynghorwyr er gwybodaeth  
Y Wasg a'r Llyfrgelloedd  
Cyngorau Tref a Chymuned

Mae tudalen hwn yn fwriadol wag

## CROESO I BWYLLGOR CYNLLUNIO CYNGOR SIR DDINBYCH

### SUT Y CYNHELIR Y CYFARFOD

Oni bai y bydd Cadeirydd y Pwyllgor yn dweud yn wahanol, bydd trefn y prif eitemau a drafodir yn dilyn y rhaglen a nodir ar ddechrau'r adroddiad hwn.

### Cyflwyniad cyffredinol

Bydd y Cadeirydd yn agor y cyfarfod am 9.30am ac yn croesawu pawb i'r Pwyllgor Cynllunio.

Bydd y Cadeirydd yn holi a oes unrhyw ymddiheuriadau am absenoldeb a datganiadau o gysylltiad.

Bydd y Cadeirydd yn gwahodd Swyddogion i wneud cyflwyniad byr i'r materion sy'n berthnasol i'r cyfarfod.

Bydd Swyddogion yn amlinellu eitemau fel y bo'n briodol a fydd yn destun siarad cyhoeddus, yn geisiadau am ohirio, eu tynnu'n ôl, adroddiadau arbennig ac unrhyw eitemau Rhan 2 lle gellir gwahardd y wasg a'r cyhoedd. Cyfeirir at wybodaeth ychwanegol sydd wedi'i chylchredeg yn Siambr y Cyngor cyn dechrau'r cyfarfod, yn cynnwys sylwadau hwyr/taflenni crynhoi diwygiadau ('Taflenni Glas') ac unrhyw gynlluniau ategol neu ddiwygiedig yn ymwneud ag eitemau i'w hystyried.

Mae'r Taflenni Glas yn cynnwys gwybodaeth bwysig, yn cynnwys crynodeb o'r deunydd a dderbynnir mewn perthynas ag eitemau ar y rhaglen rhwng cwblhau'r prif adroddiadau a'r diwrnod cyn y cyfarfod. Mae'r taflenni hefyd yn gosod trefn rhedeg arfaethedig ceisiadau cynllunio, i ystyried ceisiadau siarad cyhoeddus.

Mewn perthynas â threfn eitemau, bydd disgwyl i unrhyw Aelodau sy'n ceisio symud eitem yn ei blaen i'w hystyried, yn gorfod gwneud cais o'r fath yn syth wedi cyflwyniad y Swyddog. Rhaid gwneud unrhyw gais o'r fath fel cynnig ffurfiol a bydd yn destun pleidlais.

Mae'r Pwyllgor Cynllunio'n cynnwys 21 Aelod etholedig. Yn unol â phrotocol, rhaid i 11 Aelod fod yn bresennol ar ddechrau dadl dros eitem i wneud cworwm ac i ganiatáu cynnal y bleidlais.

Gall Aelodau'r Cyngor Sir nad ydynt wedi'u hethol ar y Pwyllgor Cynllunio ddod i'r cyfarfod a siarad am eitem, ond nid ydynt yn gallu gwneud cynnig i roi neu wrthod cais, neu bleidleisio.

### YSTYRIED CEISIADAU CYNLLUNIO

#### Y drefn i'w dilyn

Bydd y Cadeirydd yn cyhoeddi'r eitem a fydd yn cael sylw nesaf. Mewn perthynas â cheisiadau cynllunio, cyfeirir at rif y cais, y lleoliad a sail y cynnig, yr Aelodau lleol perthnasol ar gyfer yr ardal ac argymhelliad y Swyddog.

Os yw unrhyw Aelod o blaid cynnig gohirio eitem, yn cynnwys caniatáu bod y safle'n cael ymweliad gan y Panel Arolygu Safle, dylid gwneud y cais, gyda'r rheswm cynllunio dros ohirio, cyn unrhyw siarad cyhoeddus neu ddadl dros yr eitem honno.

Os oes siaradwyr cyhoeddus gydag eitem, bydd y Cadeirydd yn eu gwahodd i annerch y Pwyllgor. Lle mae siaradwyr o blaid ac yn erbyn cynnig, gofynnir i'r siaradwr siarad yn gyntaf. Bydd y Cadeirydd yn atgoffa siaradwyr eu bod ag uchafswm o 3 munud i annerch y Pwyllgor. Mae siarad cyhoeddus yn destun protocol ar wahân.

Lle bo'n berthnasol, bydd y Cadeirydd yn cynnig y cyfle i Aelodau ddarllen unrhyw wybodaeth hwyr am eitem ar y 'Taflenni Glas' cyn symud ymlaen.

Cyn unrhyw drafodaeth, gall y Cadeirydd wahodd Swyddogion i roi cyflwyniad byr am eitem lle ystyrir hyn yn werthfawr o ran natur y cais.

Mae sgriniau arddangos yn Siambr y Cyngor sy'n cael eu defnyddio i ddangos lluniau, neu gynlluniau a gyflwynwyd gyda'r ceisiadau. Mae'r lluniau'n cael eu tynnu gan Swyddogion i roi darlun cyffredinol o'r safle a'r hyn sydd o'i amgylch i Aelodau, ac nid eu bwriad yw cyflwyno achos o blaid neu yn erbyn cais.

Bydd y Cadeirydd yna'n cyhoeddi y bydd yr eitem yn agored i'w thrafod ac yn rhoi'r cyfle i Aelodau siarad a gwneud sylwadau ar yr eitem.

Os yw unrhyw gais wedi bod yn destun Panel Arolygiad Safle cyn y Pwyllgor, bydd y Cadeirydd fel arfer yn gwahodd yr Aelodau hynny a oedd yn bresennol, yn cynnwys yr Aelod Lleol, i siarad gyntaf.

Gyda phob cais arall, bydd y Cadeirydd yn caniatáu'r Aelod(au) Lleol i siarad gyntaf, pe bai ef/hi/nhw yn dymuno.

Mae Aelodau fel arfer yn gyfyngedig i uchafswm o bum munud o amser siarad, a bydd y Cadeirydd yn cynnal y ddadl yn unol â'r Rheolau Sefydlog.

Unwaith y bydd Aelod wedi siarad, ni ddylai siarad eto oni bai y ceisir eglurhad am bwyntiau sy'n codi yn y ddadl, ac yna dim ond wedi i bob Aelod arall gael y cyfle i siarad, gyda chytundeb y Cadeirydd.

Ar gasgliad dadl yr Aelodau, bydd y Cadeirydd yn gofyn i Swyddogion ymateb fel y bo'n briodol i gwestiynau a phwyntiau a godwyd, yn cynnwys cyngor ar unrhyw benderfyniad sy'n groes i argymhelliad.

Cyn mynd ymlaen i bleidleisio, bydd y Cadeirydd yn gwahodd neu'n ceisio eglurhad am gynigion ac eilyddion o blaid neu yn erbyn argymhelliad y Swyddog, neu unrhyw benderfyniadau eraill yn cynnwys diwygiadau i gynigion. Lle mae cynnig yn groes i argymhelliad Swyddog, bydd y Cadeirydd yn ceisio eglurhad o'r rheswm/rhesymau cynllunio dros y cynnig hwnnw, er mwyn cofnodi hyn yng Nghofnodion y cyfarfod. Gall y Cadeirydd ofyn am sylwadau gan Swyddog y Gyfraith a Chynllunio ar ddilysrwydd y rheswm/rhesymau a nodwyd.

Bydd y Cadeirydd yn cyhoeddi pryd fydd y ddadl yn cau, ac y bydd pleidleisio'n dilyn.

## Y weithdrefn bleidleisio

Cyn gofyn i Aelodau bleidleisio, bydd y Cadeirydd yn cyhoeddi pa benderfyniadau sydd wedi'u gwneud, a sut y bydd y bleidlais yn digwydd. Os oes angen, efallai y bydd angen rhagor o eglurhad am ddiwygiadau, sylwadau newydd neu ychwanegol a rhesymau dros wrthod, fel nad oes amwysedd ynghylch beth mae'r Pwyllgor yn pleidleisio o'i blaid neu yn ei erbyn.

Os oes unrhyw Aelod yn gofyn am Bleidlais wedi'i Chofnodi, rhaid delio â hyn yn gyntaf yn unol â Rheolau Sefydlog. Bydd y Cadeirydd a'r Swyddogion yn egluro'r weithdrefn i'w dilyn. Bydd enw pob Aelod sy'n pleidleisio'n cael eu galw a bydd pob Aelod yn cyhoeddi a yw eu pleidlais o blaid, yn erbyn, neu a ydynt yn gwrthod pleidleisio. Bydd Swyddogion yn cyhoeddi canlyniad y bleidlais ar yr eitem.

Os yw pleidlais am symud ymlaen yn y dull arferol drwy'r system bleidleisio electronig, bydd y Cadeirydd yn gofyn i'r Swyddogion baratoi'r sgrin(iau) pleidleisio yn y Siambr, ac yn ôl y gofyn, rhaid i Aelodau gofnodi eu pleidleisiau drwy bwysu'r botwm priodol (gweler y daflen ganlyniol).

Mae gan Aelodau 10 eiliad i gofnodi eu pleidleisiau unwaith y bydd y sgrin bleidleisio wedi'i dangos, oni bai y nodir yn wahanol gan Aelodau.

Os bydd y system pleidleisio electronig yn methu, gellir pleidleisio drwy ddangos dwylo. Bydd y Cadeirydd a'r Swyddogion yn egluro'r weithdrefn i'w dilyn.

Ar ddiwedd y bleidlais, bydd y Cadeirydd yn cyhoeddi'r penderfyniad ar yr eitem.

Lle bydd penderfyniad ffurfiol y Pwyllgor yn groes i argymhelliad y Swyddog, bydd y Cadeirydd yn gofyn i Aelodau gytuno ar y broses y drafftir amodau cynllunio neu resymau dros wrthod, er mwyn rhyddhau'r Dystysgrif Penderfyniad (e.e. dirprwyo awdurdod i'r Swyddog Cynllunio, i'r Swyddog Cynllunio mewn ymgysylltiad ag Aelodau Lleol, neu drwy gyfeirio'n ôl at y Pwyllgor Cynllunio am gadarnhad).

# PWYLLGOR CYNLLUNIO

## GWEITHDREFN PLEIDLEISIO ELECTRONIG

Atgoffir Aelodau o'r weithdrefn wrth ddefnyddio'r system pleidleisio electronig i fwrw eu pleidlais.

Oni ddywedir yn wahanol gan y Cadeirydd neu Swyddogion, unwaith y bydd y sgriniau arddangos yn y Siambr yn glir er mwyn paratoi i bleidleisio, a bod y sgrin pleidleisio'n dangos, mae gan Gynghorwyr 10 eiliad i gofnodi eu pleidlais fel a ganlyn:

Wrth bleidleisio ar **geisiadau**, ar y bysellfwrdd i bleidleisio, pwyswch

- 1 – i ROI / CYMERADWYO'R** cais
- 2 – i YMATAL** rhag pleidleisio ar y cais
- 3 – i WRTHOD** y cais

Wrth bleidleisio ar **adroddiadau arbennig ac eitemau gorfodi**, ar y bysellfwrdd i bleidleisio, pwyswch

- 1 – i DDERBYN ARGYMHELLIAD Y SWYDDOG**
- 2 – i YMWARTHOD** rhag pleidleisio ar yr argymhelliad
- 3 – i BEIDIO Â DERBYN ARGYMHELLIAD Y SWYDDOG**

Os bydd problemau gyda'r system pleidleisio electronig, bydd y Cadeirydd neu Swyddogion yn rhoi gwybod am y gweithdrefnau i'w dilyn.

Mae tudalen hwn yn fwriadol wag



DEDDF LLYWODRAETH LEOL 2000

Cod Ymddygiad Aelodau

## DATGELU A CHOFRESTRU BUDDIANNAU

Rwyf i,  
(enw)

\*Aelod /Aelod cyfetholedig o  
(\*dileuer un)

Cyngor Sir Ddinbych

**YN CADARNHAU** fy mod wedi datgan buddiant **\*personol / personol a sy'n rhagfarnu** nas datgelwyd eisoes yn ôl darpariaeth Rhan III cod ymddygiad y Cyngor Sir i Aelodau am y canlynol:-  
(\*dileuer un)

Dyddiad Datgelu:

Pwyllgor (nodwch):

Agenda eitem

Pwnc:

Natur y Buddiant:

(Gweler y nodyn isod)\*

Llofnod

Dyddiad

Noder: Rhowch ddigon o fanylion os gwelwch yn dda, e.e. 'Fi yw perchennog y tir sy'n gyfagos i'r cais ar gyfer caniatâd cynllunio a wnaed gan Mr Jones', neu 'Mae fy ngŵr / ngwraig yn un o weithwyr y cwmni sydd wedi gwneud cais am gymorth ariannol'.

Mae tudalen hwn yn fwriadol wag

## Y PWYLLGOR CYNLLUNIO

Cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd yn Siambr y Cyngor, Neuadd y Sir, Rhuthun ddydd Mercher, 16 Ionawr 2019 am 9.30 am.

## YN BRESENNOL

Y Cyngorwyr Ellie Chard, Ann Davies, Meirick Davies, Peter Evans, Brian Jones, Huw Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Bob Murray, Andrew Thomas, Tony Thomas, Julian Thompson-Hill, Joe Welch (Cadeirydd), Emrys Wynne a Mark Young.

## HEFYD YN BRESENNOL

Arweinydd Tîm – Tîm Lleuedd (SC); Rheolwr Rheoli Datblygu (PM); Prif Swyddog Cynllunio (IW); Uwch Beiriannydd – Priffyrdd (MP); Swyddog Cynllunio – Ar Lwybr Graddfa (LD); Gweinyddwr Pwyllgorau (RhT-J).

### 1 YMDDIHEURIADAU

Cafwyd ymddiheuriadau gan y Cyngorydd Merfyn Parry a Peter Prendergast.

### 2 DATGAN CYSYLLTIAD

Dim.

### 3 MATERION BRYN FEL Y CYTUNWYD GAN Y CADEIRYDD

Dim.

### 4 COFNODION

Cyflwynwyd cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 12 Rhagfyr 2018.

#### **O ran cywirdeb –**

Dywedodd Aelodau nad oedd unrhyw ymddiheuriadau yng nghofnodion y cyfarfod a gynhaliwyd ar 12 Rhagfyr 2018. Câi'r cofnodion eu diwygio gan nodi ymddiheuriadau ar ran y Cyngorwyr Ann Davies, Peter Evans, Peter Prendergast a Julian Thompson-Hill.

***PENDERFYNWYD***, yn amodol ar y diwygiad uchod, cymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 12 Rhagfyr 2018 fel cofnod cywir.

## CEISIADAU AM GANIATÂD I DDATBLYGU (EITEMAU 5 - 8) -

Cyflwynwyd ceisiadau a oedd yn gofyn am benderfyniad y Pwyllgor ynghyd â'r dogfennau cysylltiol. Cyfeiriwyd hefyd at yr wybodaeth atodol a gyflwynwyd yn hwyr (taflenni glas) a dderbyniwyd ers cyhoeddi'r Rhaglen ac a oedd yn ymwneud â cheisiadau penodol. Er mwyn caniatáu ceisiadau gan aelodau'r cyhoedd i gyflwyno sylwadau, cytunwyd y dylid amrywio trefn y ceisiadau yn y rhaglen.

## **5 CAIS 15/2018/1076 - ERW GOED, LLANARMON YN IÂL, YR WYDDGRUG**

Cyflwynwyd cais i amrywio amod rhif 4 ar ganiatâd cynllunio 15/2016/0858 fel y gellid symud y fynedfa o flaen y safle, mewn cysylltiad â chaniatâd amlinellol ar gyfer datblygu 0.60 hectar o dir at ddibenion preswyl yn Erw Goed, Llanarmon yn Iâl, Yr Wyddgrug.

### **Siaradwr Cyhoeddus –**

Peter Lloyd (**O blaid**) – Esboniodd i'r Pwyllgor mai cais oedd hwn i amrywio caniatâd presennol ar gyfer mynedfa i gerbydau. Y rheswm dros symud y fynedfa oedd lleoliad yr un a gymeradwywyd mewn perthynas ag asedau Dŵr Cymru ar gyfer dŵr budr a dŵr wyneb, a fyddai'n gwneud y datblygiad yn anymarferol. Byddai symud y fynedfa'n rhagori'n sylweddol ar y cynlluniau gwreiddiol o ran gwella manau agored i'r cyhoedd a chadw coed a gwrychoedd. O ganlyniad i hynny, byddai diwygio'r cynlluniau yn sicrhau tai a thai fforddiadwy ar y safle, yn gwneud defnydd effeithlon o'r tir, yn cydymffurfio â'r safonau priffyrdd ac yn gwella naws weledol y datblygiad o fewn y pentref a'r Ardal o Harddwch Naturiol Eithriadol.

### **Trafodaeth Gyffredinol –**

Rhoddodd yr Aelod Lleol, y Cynghorydd Martyn Holland, rywfaint o gefndir byr i'r cais i'r aelodau. Dywedodd bod cymuned Llanarmon yn Iâl wedi cefnogi datblygu'r safle yn y Cynllun Datblygu Lleol diwethaf. Hysbyswyd y Pwyllgor nad oedd y Cyngor Cymuned yn gwrthwynebu amrywio'r amod, ond byddai'n dymuno cadw cymaint â phosib o'r coed a'r gwrychoedd. Mynegodd y Cynghorydd Holland bryderon ynglŷn â'r terfyn cyflymder ar y ffordd gerllaw'r cae chwarae presennol. Roedd yn falch y byddai'r datblygiad yn ymestyn y parh 30mya, ond byddai'n well ganddo ymestyn y parh y tu hwnt i'r cae chwarae ac adeiladu palmant er diogelwch.

Hysbyswyd y Pwyllgor y byddai creu palmant wrth ymyl y ffordd yn golygu torri rhai o'r coed a'r gwrychoedd. Fodd bynnag, awgrymwyd y gellid creu llwybr troed y tu mewn i'r datblygiad, yr ochr arall i'r coed a'r gwrychoedd, fel na fyddai'n rhaid eu torri.

Dywedodd y Prif Swyddog Cynllunio y byddai unrhyw ddatblygiad yn cael effaith ar y lôn, ond byddai'r amrywiad a gynigiwyd yn cael llai o effaith ar y coed a'r gwrychoedd o gymharu â'r fynedfa wreiddiol. Dywedodd y byddai'n ofynnol cyflwyno cais ar gyfer y materion a gadwyd yn ôl ac y byddai hwnnw'n ymdrin â'r terfyn cyflymder, felly gallai'r Pwyllgor drafod hynny pan gyflwynid y cynlluniau manwl er cymeradwyaeth.

Cadarnhaodd yr Uwch Beiriannydd – Priffyrdd y byddai'n siarad â'r ymgeisydd ynglŷn â chytundeb priffyrdd addas, a gallai feithrin cyswllt â'r aelod lleol i holi ei farn ynglŷn â hyd y parth 30mya.

Cytunodd y Pwyllgor i roi nodyn i'r ymgeisydd er mwyn trafod mater y llwybr troed / palmant cyn mynd ymlaen i gyflwyno cais manwl.

**Cynnig** – Cynigiodd y Cynghorydd Huw Jones dderbyn argymhellion y swyddogion i gymeradwyo'r cais, ac eiliwyd hyn gan y Cynghorydd Meirick Davies.

**PLEIDLAIS:**

CANIATÁU – 17

GWRTHOD – 0

YMATAL – 0

***PENDERFYNWYD** y dylid **CYMERADWYO**'r cais yn unol ag argymhellion y swyddog yn yr adroddiad, ynghyd â nodyn i'r ymgeisydd ynglŷn â darparu llwybr troed / palmant.*

**6 CAIS 02/2018/1090 - TIR YN (RHAN O ARDD) PENNANT, BRYN GOODMAN, RHUTHUN**

Cyflwynwyd Cais i ddatblygu 0.17 hectar o dir i godi dwy annedd ar wahân ar dir ym Mhennant, Bryn Goodman, Rhuthun (cais amlinellol – pob mater wedi'i gadw'n ôl).

**Trafodaeth Gyffredinol –**

Esboniodd yr Aelod Lleol, y Cynghorydd Emrys Wynne, mai cais amlinellol oedd hwn ond fod rhai trigolion yn pryderu ynghylch cynllun arfaethedig y safle. Gobeithiai y byddai'r ymgeiswyr yn ystyried barn y trigolion wrth lunio'r cynlluniau manwl.

Dywedodd y Prif Swyddog Cynllunio y gellid trafod unrhyw bryderon â'r ymgeiswyr yn ystod y drefn cyn ymgeisio.

Tynnodd y Cadeirydd sylw'r aelodau at yr wybodaeth atodol (taflenni glas) a oedd yn dileu amod 5 ac yn diwygio amod 9 fel ei fod yn dweud '... nid yw hynny'n cyfleu cymeradwyaeth yr Awdurdod Cynllunio Lleol...'

Ychwanegid nodyn i'r ymgeisydd er mwyn annog y datblygwr i drafod y materion hynny'r oedd trigolion lleol wedi'u codi ynglŷn â chynllun yr anheddau.

**Cynnig** – Cynigiodd y Cynghorydd Meirick Davies dderbyn argymhellion y swyddogion i gymeradwyo'r cais, ac eiliwyd hyn gan y Cynghorydd Emrys Wynne.

**PLEIDLAIS:**

CANIATÁU – 16

GWRTHOD – 0

YMATAL – 0

**PENDERFYNWYD** y dylid **CYMERADWYO**'r cais yn unol ag argymhelliad y swyddog yn yr adroddiad, a diwygio'r amodau fel y nodwyd yn y daflen ategol.

## **7 CAIS 41/2018/0865 - HENDRE, BODFARI, DINBYCH**

Cais ôl-weithredol ar gyfer newid defnydd tir amaethyddol fel y gellir creu ffordd fynediad, ardal ategol wedi'i thirlunio a gwaith cysylltiedig yn Hendre, Bodfari, Dinbych.

### **Trafodaeth Gyffredinol –**

Dywedodd yr Aelod Lleol, y Cynghorydd Christine Marston, fod y Cyngor Cymuned yn pryderu ynglŷn â cholli cynefin bywyd gwyllt yn sgil torri'r gwrychoedd, ond bod yr Ecolegydd wedi'i chael hi'n anodd asesu'r sefyllfa gan mai cais ôl-weithredol ydoedd. Roedd y Cynghorydd Marston o'r farn y bu'r ymgeisydd yn ystyriol o'r tirlun gyda'i waith, gan nodi'r amodau arfaethedig i ddiogelu coed a gwrychoedd ar y safle.

Amlygodd y Cynghorydd Marston bryderon ynglŷn â llwybr ceffylau cyhoeddus oedd wrth ymyl y dreif gwreiddiol, a oedd angen ei ddiogelu o ran ei led presennol fel y câi'r cyhoedd rwydd hynt i fynd arno. Dywedodd mai mater priffyrdd oedd hyn, yn hytrach na mater cynllunio.

**Cynnig** – Cynigiodd y Cynghorydd Christine Marston dderbyn argymhelliad y swyddog i gymeradwyo'r cais, ac eiliwyd hyn gan y Cynghorydd Julian Thompson-Hill.

### **PLEIDLAIS:**

CANIATÁU – 16

GWRTHOD – 0

YMATAL – 0

**PENDERFYNWYD** y dylid **CYMERADWYO**'r cais yn unol ag argymhelliad y swyddog yn yr adroddiad.

## **8 CAIS 43/2018/0847 - PEN Y LLAN, BISHOPSWOOD ROAD, PRESTATYN**

Cyflwynwyd cais i dorri saith onnen ac un sycamorwydden, yn amodol ar Orchymyn Diogelu Coed 1/1981, ym Mhen y Llan, Bishopswood Road, Prestatyn.

### **Trafodaeth Gyffredinol –**

Rhoes yr Aelod Lleol, y Cynghorydd Tina Jones, yr wybodaeth ddiweddaraf am y cais. Hysbyswyd y Pwyllgor y cynhaliwyd ymweliad safle gyda'r aelod lleol arall, y Cynghorydd Hugh Irving. Roedd y coed yn agos iawn at y tŷ, a hysbyswyd y pwyllgor fod gwifrau trydan yn mynd o dan y canghennau uchaf. Roedd y Cynghorydd Jones o'r farn y gallai'r coed fod yn beryglus pe byddai gwyntoedd cryfion yn eu chwythu i lawr.

Rhoes yr aelod lleol, y Cynghorydd Hugh Irving, wybodaeth ychwanegol ynglŷn â hanes yr eiddo, a'r ffaith fod y coed yn ffinio â Safle o Ddiddordeb Gwyddonol Arbennig a choetir hynafol. Fodd bynnag, roedd y tŷ'n hŷn na chan mlynedd bellach, ac yn ddiweddar roedd y coed wedi tyfu uwch ei ben.

Hysbyswyd y Pwyllgor fod y coed ar dir y Cyngor, a chytunodd y swyddogion i drosglwyddo sylwadau'r aelodau i'r Gwasanaethau Cefn Gwlad, er mwyn sicrhau nad oedd coed ar dir y Cyngor yn peri trafferth i berchnogion y tir cyfagos.

Bu'r Pwyllgor hefyd yn trafod:

- Gwrthwynebiadau i'r cais gan fod y coed yn cael eu torri am resymau esthetig yn bennaf, yn hytrach nag er diogelwch.
- A ellid plannu coed llai o faint yn lle'r rhai presennol.
- Y Gorchymyn Diogelu Coed oedd mewn grym ar y safle. Hysbyswyd yr Aelodau fod a wnelo'r Gorchymyn â'r coetir, a bod y coed dan sylw wedi hadu eu hunain ers gwneud y Gorchymyn hwnnw.
- Wrth ganiatáu'r cais rhoddid cymeradwyaeth i'r gwaith yn dechnegol, ond byddai'n ofynnol cael caniatâd perchennog y tir fel y gallai'r ymgeisydd drafod y mater â'r Gwasanaethau Cefn Gwlad.

Pe cymeradwyid y cais, roedd hi'n amlwg o'r amodau mai'r bwriad oedd gadael i'r coed aildyfu o'r bonion yn hytrach na'u difa.

**Cynnig** – Cynigodd y Cynghorydd Tina Jones dderbyn argymhelliad y swyddog i gymeradwyo'r cais, ac eiliwyd hynny gan y Cynghorydd Peter Evans.

**PLEIDLAIS:**

CANIATÁU – 14

GWRTHOD – 2

YMATAL – 0

**PENDERFYNWYD** y dylid **CYMERADWYO**'r cais yn unol ag argymhelliad y swyddog.

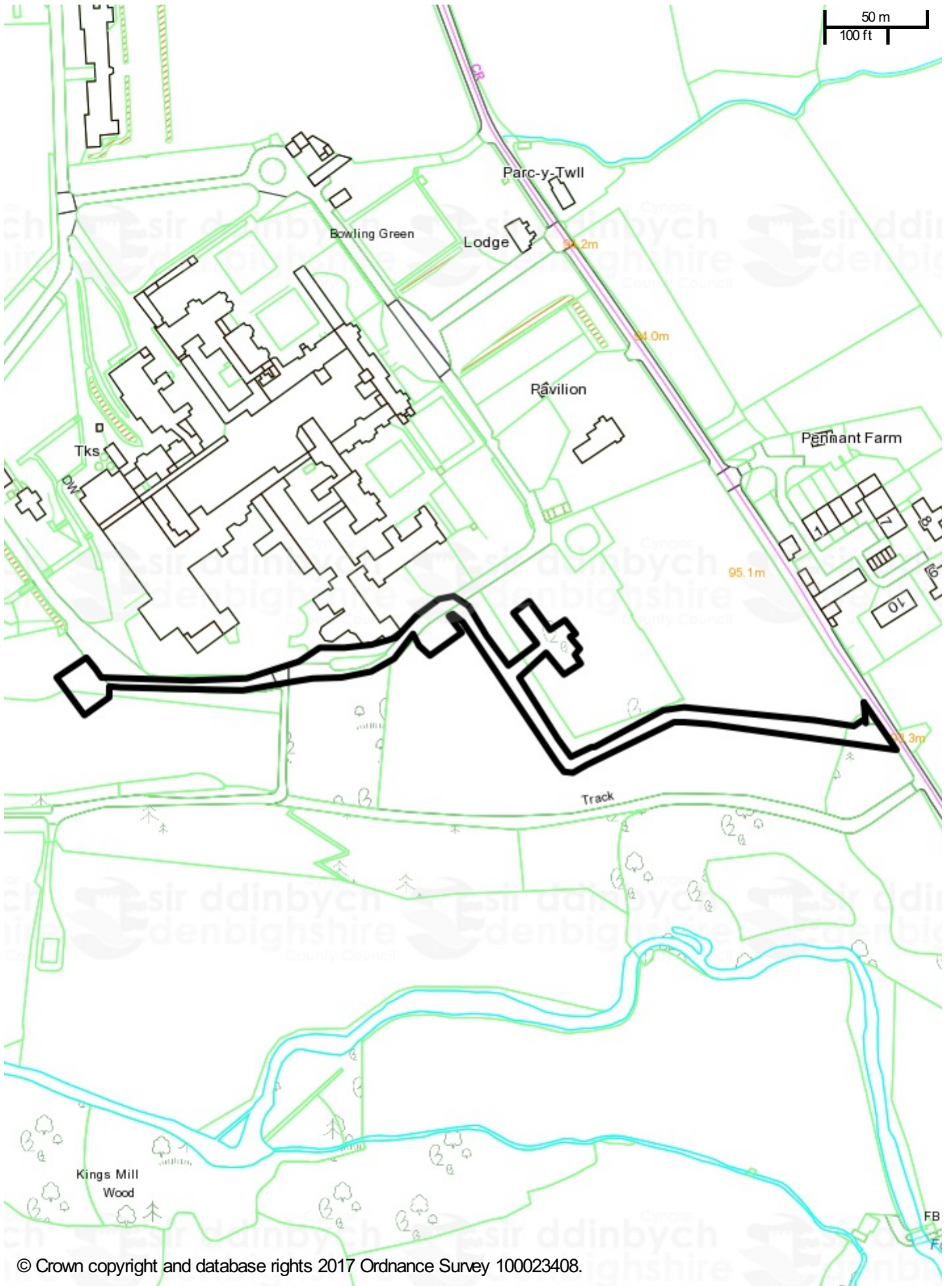
**Daeth y cyfarfod i ben am 10.15 a.m.**

Mae tudalen hwn yn fwriadol wag



<b>WARD:</b>	Dinbych Uchaf / Henllan
<b>AELODAU'R WARD:</b>	Cynghorwyr Glenn Swingler a Geraint Lloyd Williams
<b>RHIF Y CAIS:</b>	01/2018/0992/ PF
<b>CYNNIG:</b>	Newid defnydd tir i greu ardal hyfforddiant safle adeiladu, codi adeilad i'w ddefnyddio fel gweithdy, trwsio a chadw peiriannau trwm; gwneud newidiadau i'r fynedfa bresennol a'r gwaith cysylltiedig.
<b>LLEOLIAD:</b>	Hen Ysbyty Gogledd Cymru, Dinbych

Mae tudalen hwn yn fwriadol wag



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01/2018/0992

Scale: 1:2500

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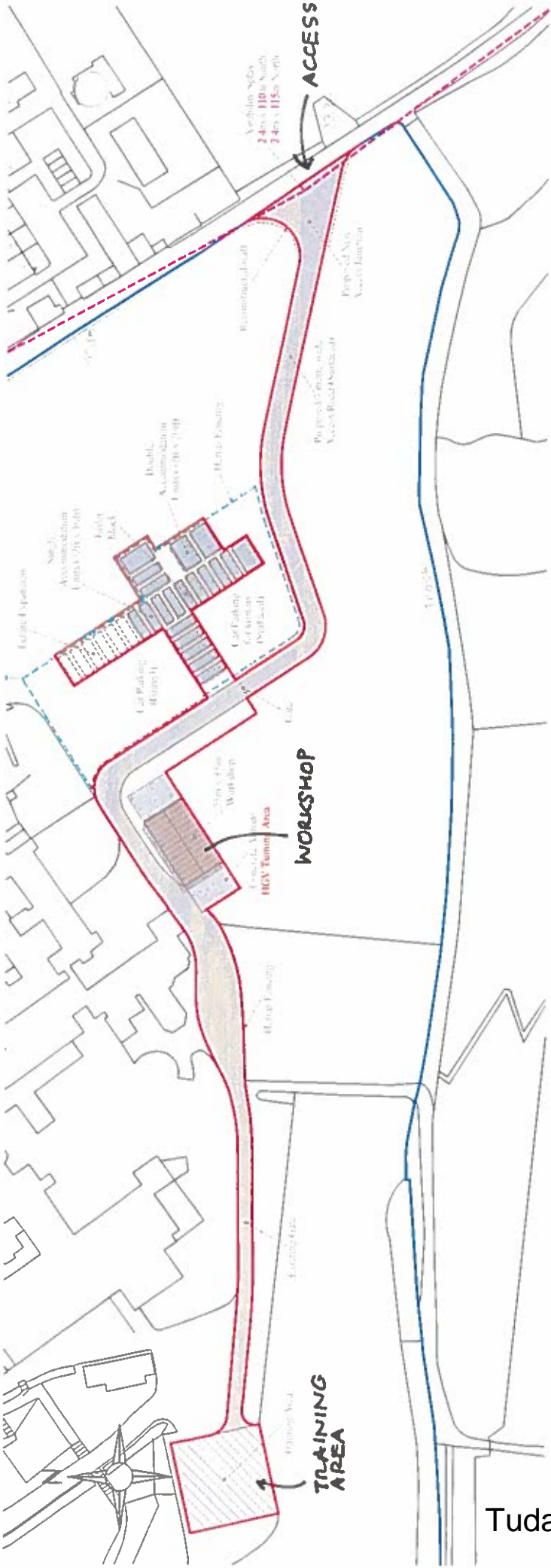
Tudalen 19



© Denbighshire County Council



# SITE/LAYOUT PLAN



Rev	Description	Date	Initial
D	Amendments to plan	15.01.19	SJS
C	Amendment to site boundary	12.12.18	SJS
B	Amendment to plan	30.11.18	SJS
A	Amendment to plan	28.11.18	SJS

Not drawn and not shown on the site plan to the satisfaction of the relevant authority.  
 © LSP

**LSP** Les Stephen Planning Ltd  
 15, Caerwynn Road, Llanelli, Carmarthenshire, SA31 3SE, UK  
 01429 220240  
 www.lspplanning.co.uk

**Client:** James Bios  
**Site Location:** Former North Wales Hospital, Denbigh  
**Drawing Title:** Proposed Compound & Access Plan  
**Drawn by:** SJS  
**Date:** October 2018  
**Scale:** 1:250 (A3)  
**Job No.:** 0100  
**Dwg No.:** 02  
**Rev.:** D

**LEGEND**

- Site Boundary (6880 sqm / 0.69 hectares)
- Other land in Client's ownership
- Land associated with permitted development LBC (01/20070750)
- Existing Sewer Connection



**LEGEND**

- Site Boundary
- Other Road or Client's Boundary
- Proposed soakaway
- Existing soakaway



**LSI PROJECT INFORMATION**

Project Name:  

Client:  

Site Location:  

Drawing Title:  

Drawn By:  

Scale:  

Job No:  

Drawn On:  

**Typical section A-A**

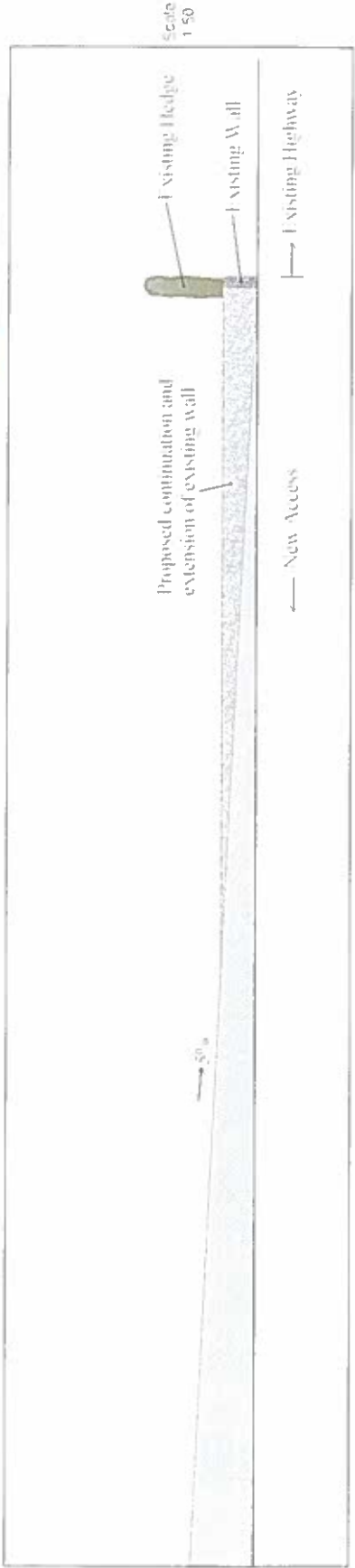
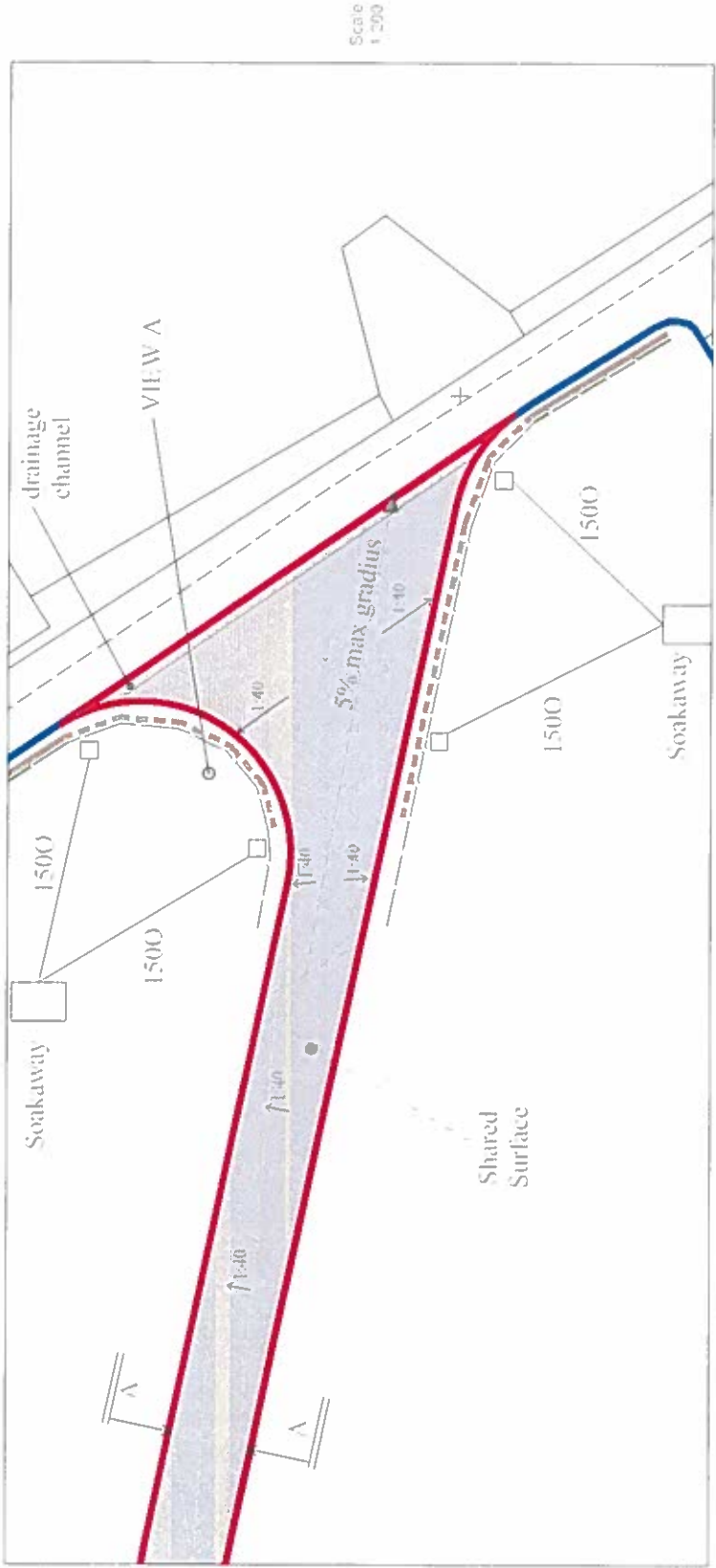
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40mm DPXI surface course  
 60mm DPXI binder course  
 200mm DPXI base course  
 250mm DPXI sub base course

finished road level nominally 200mm above adjacent field level

1.40 crossfall

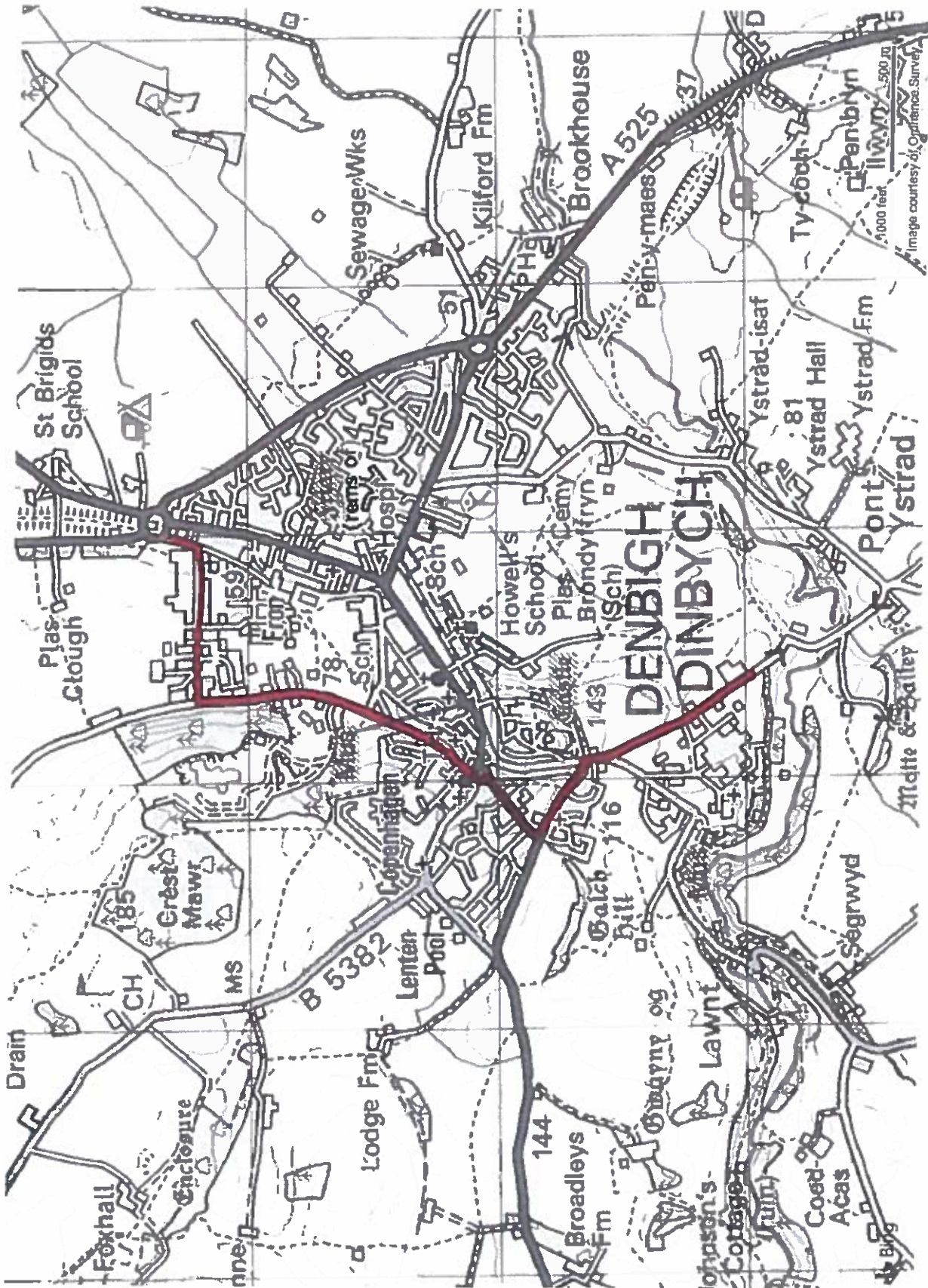
min 600 wide existing ground levels & topsoil







HGV route to site





**WARD :** Denbigh Upper / Henllan

**WARD MEMBERS:** Councillors Glenn Swingler and Geraint Lloyd Williams

**APPLICATION NO:** 01/2018/0992/ PF

**PROPOSAL:** Change of use of land to a site construction training area, erection of a building for use as workshop, plant repairs and storage; alterations to existing access and associated works

**LOCATION:** Former North Wales Hospital, Denbigh

**APPLICANT:** NWH Limited

**CONSTRAINTS:** Listed Buildings

**PUBLICITY UNDERTAKEN:** Site Notice – Yes  
Press Notice – No  
Neighbour letters - Yes

**CONSULTATION RESPONSES:**

**DENBIGH TOWN COUNCIL**

"The town councillors would like it noted that they share the concerns of local residents regarding the suitability of the road for heavy traffic. Many Denbigh residents use this way to walk, run, etc. Need to have adequate consideration taken to other possible entrances closer to the town? Also why the trucks will not be using Vale St on the Jones Bros North Wales Hospital application? The route quoted will cause extra congestion and delays on both Barkers well Lane and ongoing round the Lenton Pool roundabout"

**NATURAL RESOURCES WALES**

No objection.

In relation to Protected Species, consider that the proposed development represents a lower risk for bats and is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. Avoidance measures described in the bat report should be implemented.

Recommend inclusion of conditions requiring an Ecological Compliance Audit (ECA) on the completion of site works, and the submission and implementation of a Biosecurity Risk Assessment.

**DWR CYMRU WELSH WATER**

Having assessed the proposal, note the developer proposes to dispose of foul flows via the public sewerage system and discharge surface water run-off into a soakaway system. Dwr Cymru Welsh Water consider these drainage arrangements to be acceptable in principle. Nonetheless, for the avoidance of doubt, request a condition to ensure no surface water and/or land drainage is allowed to connect directly or indirectly with the public sewerage network, 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

**WALES AND WEST UTILITIES**

Advise there is no mains gas apparatus in the area of the site.

**SCOTTISH POWER**

No response received

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

Highways Officer

Following receipt of additional information, the Highway Officer has advised that there are no objections to the application. Conditions are requested to secure the relocation of the 30mph speed limit sign and in connection with the detailing of the access, including provision of visibility splays.

Pollution Control Officer

The Case Officer has advised that the proposed hours of work at set up stage and at operational stage should be revised given the proximity to residential properties, in particular in relation to early morning hours. Suggests no operations at set up stage before 0730 or at weekends; no operation of the workshop building before 0700, or at weekends; and no operation of the training facility before 0700, with no Sunday working. Additionally, it is recommended the shutter doors on the workshop building are closed whilst work is being carried out on vehicles, and limits are imposed on the activities which can be carried out within the building.

Conservation Architect

Has advised that there are no objections in relation to impacts on the listed buildings on the basis that the use will be time limited and will cease as the site redevelopment progresses.

Biodiversity Officer

Having reviewed the proposals and associated ecological reports, and discussed the works done to date with the project ecologist, recommends that the following conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site.

- 1) The development shall be carried out in strict accordance with the recommendations set out in Mitigation Method Statement (Document Reference: 2374044 received on 10/12/18) in respect of impact avoidance, mitigation and compensations measures for bats, reptiles, and badgers.
- 2) A Biosecurity Risk Assessment to control the spread of invasive species on and off site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly in accordance with those details as approved.

**RESPONSE TO PUBLICITY:**

Private individuals

Representations received from:

P. Parry, 7 Pennant Farm, Prion Road, Denbigh  
E. Sandeman, 2 Kingsmill, Denbigh.  
T. Edwards, 1 Kingsmill, Denbigh  
R. Cattell, 23 Hen Ffordd, Ruthin

Summary of planning based representations in objection:

- Highways impact

Concerns over impact of traffic along Prion Road (Pont Ystrad Road) / proposed access not suitable in relation to HGVs and number of daily movements anticipated for staff / approach road is narrow with inadequate footway / would not allow safe passing of two HGVs / dangers to pedestrians along well used road for walking / dangers to vehicles leaving Pennant Farm access from HGVs / 30mph speed limit does not extend to access point / poor visibility at entrance

- Residential amenity impacts

Increased noise and dust from increased traffic and from workshop/ noise echoes along valley

- Loss of trees

Concern if significant trees are to be lost

- Fear of crime

Concern over use encouraging those intent on crime using private access track to gain access to application site and private property

In support

Representations received from:

Summary of planning based representations in support:

General support for proposals for the retention of the historic building

## **EXPIRY DATE OF APPLICATION:**

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 The application seeks a temporary permission to establish a construction compound / training area with associated developments on land to the south east of the main building complex at the North Wales Hospital site.
- 1.1.2 The proposals are submitted on behalf of NWH Limited who are progressing plans for the redevelopment of the site.
- 1.1.3 The application documents explain the compound is required in connection with the initial works to secure the site and subsequently in connection with demolition works, the conversion of listed buildings and new residential development linked to the project. The Training centre use is a facility provided by Jones Bros. currently on two other sites, offering tailor made plant training courses covering machinery and accessory training, safety / site management awareness, risk assessment, etc.
- 1.1.4 The development comprises an improved access onto the Prion / Pont Ystrad Road; a 25m x 15m shed to be used as a workshop for plant repairs and storage; a 30m x 30m training area; areas for car parking, including for visitors; and a number of portacabin units for use as offices etc..
- 1.1.5 In relation to site activities, the application documents advise that:
  - At construction stage, there will be 20 permanent staff in the offices. Core hours will be between 0600 and 1800 Monday – Friday. 5 staff will be present between 0700 and 1730 on Saturdays and between 0800 and 1600 on Sundays.
  - There will be up to 35 trainees in the training department, which will operate between 0700 and 1730 Monday –Friday, with occasional training at weekends.
  - The plant shed will operate between 0700 and 1900 Monday – Friday and will receive on average between 20 and 50 HGV's a day.
  - There will be 50 parking spaces to serve the compound.
- 1.1.6 The applicants have indicated that the development is essential for the success of the overall project, providing an early presence on site to deter vandalism and trespass through natural surveillance – in turn protecting the listed buildings from further damage. The compound will also provide a storage area for the re-use of stone and slate. It is stated the location has been selected to limit impact on the setting of the listed buildings.
- 1.1.7 In response to requests for clarification, the applicants have advised that HGV movements would be less than 20 a day when the facility is fully operational. The main access route to the site would be through the Colomendy Industrial Estate to Lenten Pool, along Smithfield Road, Lon Llewelyn, and Prion Road (Pont Ystrad Road).

- 1.1.8 The application is submitted for a temporary consent as the compound is in an area proposed for housing development in the previously drafted 'masterplan' for the hospital site.
- 1.1.9 The layout plan and the details of the workshop building are attached at the front of the report.

## 1.2 Description of site and surroundings

- 1.2.1 The application site is relatively level land to the south and south east of the main hospital building complex and the track leading off the Prion / Pont Ystrad Road to Kingsmill Cottages.
- 1.2.2 Residential properties in the area around the site include:
- The units created through conversion at Pennant Farm which are located to the east of the site on the opposite side of the Prion / Pont Ystrad Road
  - Castan Manor, located immediately to the north of the area proposed for the office units
  - The Lodge and Parc y twll, close to the original main entrance drive off Prion / Pont Ystrad Road to the front block of the Hospital
  - Kingsmill Cottages, located to the south west, at the end of a long private track off Prion / Pont Ystrad Road.
- 1.2.3 It is understood the land nearest to Prion / Pont Ystrad Road has been in use previously as a football pitch, in connection with the former hospital.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 In relation to the Local Development Plan, the site is outside the development boundary of the town of Denbigh, which runs along the southern boundaries of existing housing development at Ael y Bryn, Llewelyn's Estate and Bryn Stanley to the north.
- 1.3.2 It is within the area annotated as being the subject of Policy VOE 4 of the Local Development Plan, which relates to Enabling Development at the hospital site (see later paragraphs of the report).
- 1.3.3 The site and land around it is also within a large Minerals Safeguarded Area for Sand and Gravel, which is the subject of policy PSE 15 of the Development Plan.
- 1.3.4 The Clwyd Powys Archaeological Trust records show the western boundary of the Ystrad Character Area of the Vale of Clwyd Registered Historic Landscape Area runs along Pont Ystrad Road, hence the site is outside this designation.
- 1.3.5 There are a number of listed buildings within the site. The main range buildings are Grade II\* and many of the remaining buildings around it are of Grade II status. The buildings are on the Council's Buildings at Risk Register.
- 1.3.6 There are no Scheduled Ancient Monuments within the site, although there are a number in close proximity, including Denbigh Castle, which is on higher ground to the north of the site.
- 1.3.7 The site is not in a flood risk area.
- 1.3.8 Public Footpath 46 runs along the track from Prion / Pont Ystrad Road to Kingsmill Cottages.

## 1.4 Relevant background information and planning history

- 1.4.1 Whilst there is a lengthy background planning history relating to the hospital site, it is only the most recent applications which are of direct relevance to this proposal. These are detailed in section 2 of the report.

1.4.2 There are listed building consents in place permitting the demolition of a number of buildings on the site. These were issued in 2008 and 2016. The latest planning application proposing conversion of the main buildings to apartments and residential development within the grounds was considered at Planning Committee in 2016 and it was resolved to grant permission subject to completion of a Section 106 Obligation. This Obligation has not been completed, hence the application remains undetermined.

1.4.3 Denbighshire County Council served an Urgent Works Notice and Dangerous Structures Notice on the owners in June 2011, and subsequently undertook emergency repairs on the main buildings. A Repairs Notice was served in 2013 and the County Council served a Compulsory Purchase Order Notice with an offer to purchase the site, in June 2014. A 3 week Inquiry took place in relation to this Order in March 2015. The Order was granted in September 2015. The Compulsory Purchase process was completed in July 2018. The Council has entered into an agreement with Jones Brothers in relation to progressing plans for the site.

#### 1.5 Developments / changes since the original submission

The applicants have provided additional information in response to requests from Highways and Public Protection Officers, to clarify the detailing of the access, manoeuvring within the site, the nature of the use, etc.

## 2. DETAILS OF PLANNING HISTORY:

01/2007/0750/LB – Listed building consent for partial demolition of listed buildings  
GRANTED 19/03/2008

01/2014/1331/LB – Partial demolition of buildings within the former North Wales Hospital complex  
GRANTED 25/11/2016

01/2015/0252/CT – Application for Certificate of Appropriate Alternative Development – re. redevelopment of the former hospital site - (Freemont (Denbigh) Ltd) - undetermined application.

01/2014/1330 - Conversion, restoration, part demolition and adaptation of main range of listed buildings to residential use (34 dwellings), and development of land within the hospital grounds for mixed uses as enabling development, including up to 200 no. residential units and up to 1114 square metres of business units, access and associated works  
Planning Committee resolved to GRANT permission in November 2016, subject to completion of a Section 106 Obligation.

## 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

Policy RD1 – Sustainable development and good standard design

Policy PSE15 – Safeguarding minerals

Policy VOE1 - Key areas of importance

Site Development Brief – Former North Wales Hospital

### 3.1 Government Policy / Guidance

Planning Policy Wales Edition 10

#### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage
- 4.1.6 Highways
- 4.1.7 Archaeology
- 4.1.8 Impact on Listed Buildings and the historic environment
- 4.1.9 Fear of crime

4.2 In relation to the main planning considerations:

##### 4.2.1 Principle

There are no planning policies in the Local Development Plan which relate specifically to the creation of a construction training area in connection with proposals for the part demolition and conversion of listed buildings, and a planned redevelopment in the grounds.

Officers suggest the determination of the application rests on assessment of material considerations outlined in the Development Manual, and therefore on the local impacts of the particular uses / developments involved.

It is relevant also in this instance that the proposed uses / developments are for a temporary period in connection with the various developments and demolition works proposed at the site, and that the land involved has been earmarked for residential purposes in connection with the redevelopment in due course.

In terms of general principles, it would seem reasonable to accept that a site compound including basic office facilities is a necessary part of a significant construction project, and that given the site history, an on-site presence would have the added advantage of providing natural surveillance of the premises, which may reduce the risk of trespass and damage to the listed buildings, a problem which has plagued this site for many years. In this context, the idea of accommodating a small scale construction training facility in advance of use as a construction site compound is considered a reasonable ancillary development, subject to consideration of restrictions on the use, in response to the concerns expressed in individual and consultee responses.

The localised impacts of the proposals are reviewed in the following sections of the report.

##### 4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of



land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Section 9.4 of the Development Management Manual refers to material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of the proposals on visual amenity are therefore a relevant consideration.

There are limited consultation or neighbour responses raising issues in relation to the visual impact of the proposals, other than points raised in relation to the potential loss of trees.

The location of the compound is such that there would be limited visual impacts from public viewpoints outside the boundaries of the site. There is a residential property (Castan Manor) immediately to the north of the area shown for the office accommodation. It is understood Castan Manor was formerly part of the hospital complex but was sold off independently at some point following closure in the 1990's. There are residential conversions at Pennant Farm across the Prion / Pont Ystrad Road from the entrance to the site. The office accommodation / compound would be visible from Castan Manor, and the proposed widened access would be visible along the Prion / Pont Ystrad road. There would be limited tree loss involved with the particular proposals, other than one near the access onto the highway to allow it to be improved, and in the location of the workshop building.

In recognising there would be localised impacts from elements of the proposals, given the use is in connection with significant proposals on the hospital site, on land which may well be developed for residential purposes, and it would not be a permanent use, it is not considered that it would be reasonable to oppose the application on visual amenity grounds.

#### 4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

Section 9.4 of the Development Management Manual refers to material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of the proposals on residential amenity are therefore a relevant consideration.

There are local objections raising concerns over potential noise arising from the proposed workshop and the HGVs, in relation to residential properties in the locality.

The Public Protection Officer has suggested strict controls are required over the hours of operation at set up stage, and in relation to the use of the workshop building at operational stage. Having regard to the proposed hours of operation set out in Section 1.1.5 of the report, it is recommended early morning hours are revised to respect the proximity to residential property – i.e. no operations at set up stage before 0730 or at weekends; no operation of the workshop building before 0700, or at weekends; and no operation of the training facility before 0700, with no Sunday working. Additionally, it is recommended the shutter doors on the workshop building are closed whilst work

is being carried out on vehicles and limits are imposed on the activities which can be carried out within the building.

The applicants have suggested it would not be necessary to further restrict the hours of operation as set out in the application (summarised in 1.1.5) due to machinery having noise absorbers fitted.

The location and detailing of the development are such that there is a potential for noise and disturbance to occupiers of nearby residential property from the 'set up' stage of the training centre, and at operational stage activities (passage of construction vehicles, activity within the workshop building and site, dust, vibration, etc.). The Council has to balance this potential for amenity impacts against the fact this is within what is earmarked as a major redevelopment site which will inevitably involve a level of local impact, and there are planning conditions which can be imposed to mitigate impacts. In this context, and with respect to the applicants' suggestion that their proposed hours of operation do not need to be reduced from those proposed, Officers consider it would be reasonable to limit the proposed hours of operation at construction stage, and the hours of use of the workshop building, particularly at early morning and at weekends, in line with the recommendations of the Public Protection Officer. A condition could also be attached to a planning permission requiring the roller shutter doors of the workshop building to be closed when noise generating activities are being undertaken (repair works, engine testing, grinding, etc). Finally, it would be necessary to consider attaching a planning condition requiring submission and approval of details of any external lighting, to ensure impacts on nearby residential property (and ecology) are minimised.

#### 4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales, current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Natural Resources Wales have no objections to the application, concluding that the proposed development represents a lower risk for bats and is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. They request that avoidance measures described in the bat report should be implemented, and the inclusion of conditions requiring an Ecological Compliance Audit (ECA) on the completion of site works, and the submission and implementation of a Biosecurity Risk Assessment. The County Ecologist has no objections subject to inclusion of conditions to ensure that there are no negative impacts on protected species or the nature conservation value of the site.

Having regard to the above, it is not considered there are likely to be any adverse ecological impacts arising from the proposals, subject to inclusion of suitable conditions. The impacts of the demolition, conversion and new build residential development on the site are matters for assessment in relation to the main planning application for the conversions and redevelopment of the site, and those elements of the scheme will be subject to separate requirements / controls.

#### 4.2.5 Drainage

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Policy VOE6 relating to water management requires provision of water

conservation measures with development proposals. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Consultation responses raise no concerns over the drainage implications of the proposals.

There are no flooding issues relating to the proposals. Foul water is to be discharged to an existing foul sewer. There are limited surface water drainage implications from the different elements of the proposals.

#### 4.2.6 Highways

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 2 requires consideration of the need for measures to improve public transport, walking or cycling infrastructure in connection with a development. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Section 9.4 of the Development Management Manual refers to material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The highways impact of the proposals are therefore a relevant consideration.

Denbigh Town Council have commented on the suggested routing of traffic, the suitability of the road for heavy traffic, and point to use by residents to walk, run, etc.

There are objections from local residents based on concerns over the highway impacts of the proposed use. These refer to the effect of additional HGV and staff traffic along Prion / Pont Ystrad Road, which is considered narrow with poor footway provision, and there are specific concerns over dangers to traffic emerging onto the road from the Pennant Farm complex, and to walkers using the road.

The Highway Officer has had regard to the comments raised and has no objections to the application, suggesting the inclusion of conditions to secure the relocation of the 30mph speed limit sign and in connection with the detailing of the access, including provision of visibility splays.

The proposed vehicular access to serve the compound etc. is in the position of an existing field gate, and involves construction of a main access road with visibility splays along the Prion / Pont Ystrad Road. The access is in the approximate position of one of the main highway entrances serving the proposed residential areas in the south east corner of the site as shown on the illustrative 'masterplan' submitted with the main planning application. Visibility splays would be provided to the Highway Officer's specification.

The Highway Officer has no concerns over the capacity of local highway network to accommodate the levels of traffic anticipated at construction stage and at operational stage, or to the proposed routing of construction traffic. It is recommended that the position of the 30mph speed limit be moved in conjunction with the development, a matter which can be covered by condition if permission is to be considered.

Consideration of the impacts of construction traffic in connection with the conversion works / new residential development on the Hospital site are matters which have been subject to deliberation in 2015 when the Prince's Trust application was assessed at Committee. It was recommended in that instance that relevant conditions be attached

to any permission requiring submission and approval of a comprehensive Construction Method Statement setting out full details of proposals for traffic management, routing of vehicles, wheel washes, dust suppression etc.. This matter would have to be revisited as and when any revised proposals are submitted in relation to the development / regeneration of the hospital site.

#### 4.2.7 Archaeology

Policy VOE 1 of the Local Development Plan seeks to protect areas of archaeological and historic importance from development which would adversely affect them, reflecting general advice in Planning Policy Wales 6.1 which sets out a range of considerations to be given to the assessment of archaeological issues, including approaches to recording and investigating potential remains in conjunction with new development.

There are no consultation responses raising archaeological issues in relation to the proposals.

#### 4.2.8 Impact on Listed Buildings and the historic environment

Local Development Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them, which requires assessment of impacts on archaeological, listed building, and landscape interests. This reflects the stance of Welsh Government in Planning Policy Wales and CADW Guidance documents which also stress the importance of protecting the historic environment. PPW 6.1.10 refers to the statutory requirement to have special regard to the desirability of preserving a listed building or its setting, and any features of special architectural or historic interest which it possesses.

The Conservation Officer has no objections to the proposals, on the basis that the use will be time limited.

In accepting the need to address impacts on the setting of the listed buildings / historic environment, it has to be recognised that the proposals are primarily facilitating a major redevelopment scheme and that the portacabins etc will be removed at a clearly identified point in the future as the residential development nears completion. As any impacts will be transitory, it is considered that there are no listed building setting issues of significance in relation to the application.

#### 4.2.9 Fear of crime / community safety issues

Policy RD1 test xii) requires new development to take account of personal and community safety and security in the design and layout of development and public / private spaces and have regard to implications for crime and disorder.

The Development Management Manual advises at paragraph 9.4.3 as to what can be considered a material consideration, and states that the effects of a development on the neighbourhood and environment can be a material consideration. It is therefore considered that community safety issues are capable of being a material consideration. This reflects the contents of documents such as A Model Design Guide for Wales – Residential Development and the Council's own Residential Development SPG which encourage the use of design / layout to enhance public safety, in supporting the 'Designing out crime' ethos in new developments.

There is one objection to the proposal raising concerns at the use encouraging those intent on crime using a private access track near to the main access to gain access to the site and private property.

In respecting the concerns expressed, it is not considered the presence of the training centre would bring about a situation where there would be an unacceptable potential of risk to community safety or give rise to fear of crime sufficient to oppose the application. There is likely in any event to be a security presence on the site in connection with the safeguarding of the hospital, which would represent a deterrent to

intruders.

## 5 SUMMARY AND CONCLUSIONS

- 5.1 The application relates to the provision of a works compound / training facility linked to the undertaking of demolition and building works at the hospital site.
- 5.2 The principle of the use is considered acceptable given it is ultimately to be in connection with the significant development project involving the regeneration of the site. The inclusion of a small scale construction training facility is considered a reasonable ancillary development.
- 5.3 The local impacts of the particular developments involved with the application are reviewed in the report.
- 5.4 There are a range of responses to consultation on the application. The Town Council and private individuals raise points in relation to highway impacts, and there are residents' concerns over noise and disturbance associated with the use. Natural Resources Wales and the Biodiversity Officer are satisfied at the information provided to address ecological issues, subject to suitable conditions on any permission. The Highway Officer has no objections and requests imposition of conditions to control the detailing of the proposed access and to ensure the 30mph speed limit signs are relocated. The Public Protection Officer has requested inclusion of conditions restricting hours of operation at set up and operational stage, to protect the interests of local residents.
- 5.5 It is accepted there will be local impacts from activities associated with a Construction Training facility. However, the responses from the 'technical' consultees raise no basic objections having regard to what is actually involved, subject to inclusion of suitable conditions.
- 5.6 There are tangible benefits from the proposals in the form of providing on site security, limiting further damage to buildings, and provision of local employment.
- 5.7 It is concluded that with suitable conditions / mitigation, the impacts would not be unacceptable, and it is therefore considered the application merits support and is therefore recommended for grant.

### **RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission.
  - (i) Proposed elevations and floor plan (Drawing No. 01) received 30 November 2018
  - (ii) Road specification plan (Drawing No. 03 Rev.A) received 21 January 2019
  - (iii) Tree removal plan (Drawing No. 04) received 14 December 2018
  - (iv) Proposed compound and access plan (Drawing No. 02 Rev. D) received 21 January 2019
  - (v) Location plan (Drawing No. 01) received 14 December 2018
  - (vi) HGV route to site plan received 21 January 2019
  - (vii) Documents describing Training centre use, received 21 January 2019
  - (viii) Speed statistics and weekly vehicle counts, received 21 January 2019
3. The construction training facility use shall cease no later than 31st December 2023 unless the written approval of the Local Planning authority has been obtained to the extension of that period.
4. No surface water and / or land drainage shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses

- must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
6. The hours of operation in relation to the proposed training centre shall be:
    - a. In respect of the works involved in constructing the access, setting up the site, and the construction of the workshop building -  
All works shall be confined to between 0730 and 1800 Monday to Friday, 0730 and 1300 Saturday, with no works on Sundays or Public Holidays.
    - b. In respect of the operation of the workshop building -  
The use of the building shall be limited to between 0700 and 1730 Monday - Friday, 0700 and 1300 Saturday, with no Saturday or Sunday working, and there shall be no maintenance and repair works carried out on vehicles outside the workshop building at any time.
    - c. In respect of the training centre use, other than the workshop building -  
The training facility shall only be permitted to operate between 0700 and 1730 Monday to Friday and 0700 -1300 on Saturdays, with no operation on Sundays or Public Holidays.
  7. The roller shutter doors of the workshop building shall be closed at all times vehicles are being worked on, including when engines are being tested, and any grinding or impact wrench machinery, etc is being operated.
  8. All machinery used for training shall be fitted with white noise reversing beepers and noise absorbers.
  9. The development shall be carried out in strict accordance with the recommendations set out in Mitigation Method Statement (Document Reference: 2374044 received on 10/12/18) in respect of impact avoidance, mitigation and compensations measures for bats, reptiles, and badgers.
  10. Within two months of the date of this permission, a Biosecurity Risk Assessment shall be submitted for the consideration and approval of the Local Planning Authority including appropriate measures to control any invasive non-native (INNS) species on site, and measures or actions that aim to prevent INNS being introduced for the duration of the construction and operational phases of the scheme. The development shall proceed strictly in accordance with the Assessment as approved in writing by the Local Planning Authority.
  11. On cessation of the use, a post construction ecological compliance audit shall be submitted for the consideration and approval of the Local Planning Authority to evidence compliant implementation of all ecological avoidance, mitigation and compensation works, either proposed or subject to the provisions of other conditions of this permission. The Audit shall identify Key Performance Indicators (KPIs) that are to be used for the purposes of assessing and evidencing compliant implementation of proposals. Any mitigation proposals considered necessary in conjunction with the audit shall be implemented in accordance with a timescale to be agreed in writing with the local planning authority.
  12. Notwithstanding the submitted plans, no external lighting shall be installed anywhere within the site without the formal written approval of the local planning authority to the detailing of the proposed lighting, including emergency/security lighting, how light spill from the office units is to be minimised, and to a management plan for the control of the lighting. The details shall include the design of the lighting and associated columns / means of fixture to buildings, their position, height, the means and intensity of illumination, hooding, the extent of lumination and the anticipated spread of light, and where relevant, the hours of operation and ideas for the use of lower intensity lighting at night. The lighting strategy shall be implemented and managed strictly in accordance with the approved details.
  13. There shall be no removal of hedgerows, trees, shrubs and climbing plants or works to or demolition of buildings or structures that may be used by breeding birds between 1st March and 31st August inclusive, other than with the prior written approval of the Local Planning Authority following investigation and recommendation by a competent ecologist that such works are acceptable and there are appropriate measures in place to protect nesting bird interest on site.
  14. The development to which this permission relates shall only be permitted to commence once the 30mph speed limit sign on the Prion / Pont Ystrad Road has been relocated in accordance with details to be agreed with the Local Planning Authority.
  15. The new / improved access shall have a visibility splay of 2.4m x 56m measured along the near side kerbline.
  16. The routing of HGVs in connection with the set up and operational stage of the development shall be as shown on the plan received by the Local Planning Authority on 21 January 2019, and shall be identified by advanced signage to be agreed with the Authority prior to the

commencement of any site works. The agreed signage shall remain in place at all times the Training Centre is in use.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. It is not considered the site is appropriate for use as a permanent construction training centre unconnected to the demolition and redevelopment works proposed for the site.
4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of the existing residents and ensure no detriment to the environment.
5. To prevent pollution of the water environment.
6. In the interests of the amenities of occupiers of residential properties in the locality.
7. In the interests of the amenities of occupiers of residential properties in the locality.
8. In the interests of the amenities of occupiers of residential properties in the locality.
9. To protect ecological interests.
10. To protect ecological interests.
11. To protect ecological interests.
12. In the interests of residential amenity and to protect ecological interests.
13. To protect ecological interests.
14. In the interests of highway safety.
15. In the interests of highway safety.
16. In the interests of highway safety.

Mae tudalen hwn yn fwriadol wag



# Eitem Agenda 6

**WARD:** Efenechtyd

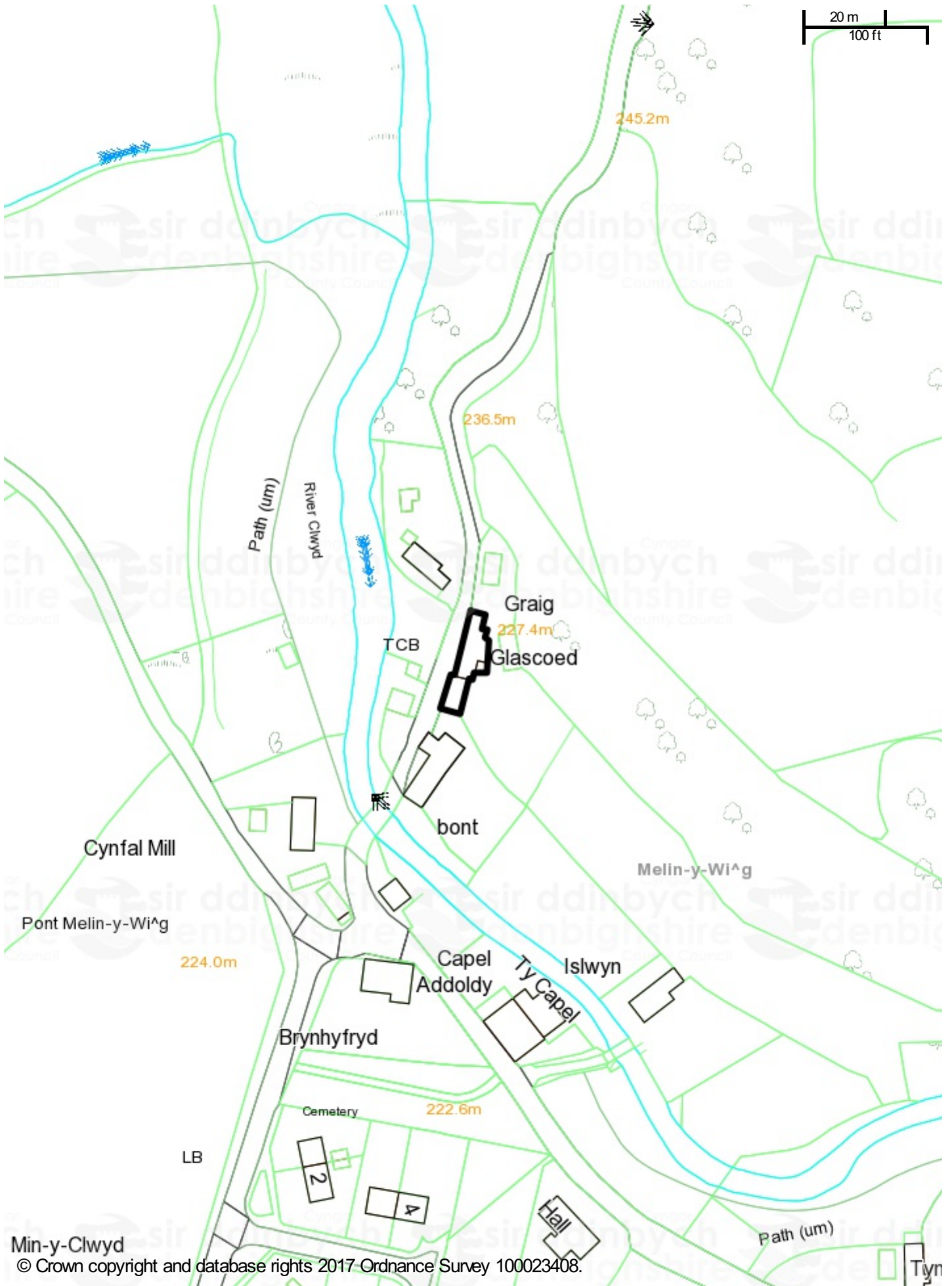
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**RHIF Y CAIS:** 04/2018/1146/ PF

**CYNNIG:** Dymchwel estyniad i gefn yr adeilad ac adeiladau allan, codi estyniad a gwneud addasiadau i annedd

**LLEOLIAD:** Glascoed Melin y Wig Corwen LL21 9RE

Mae tudalen hwn yn fwriadol wag



Min-y-Clwyd

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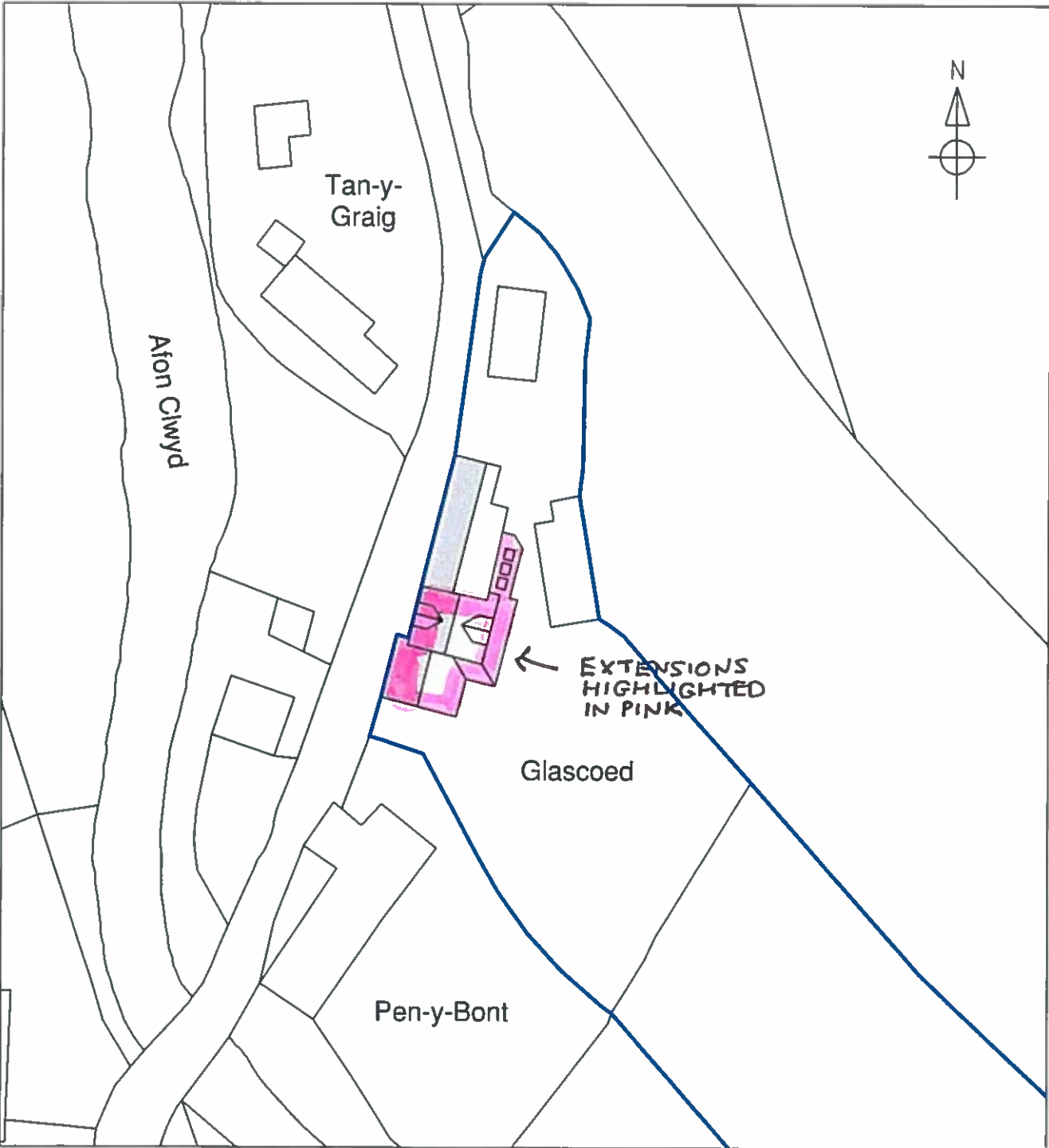
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Tudalen 43




# SITE PLAN




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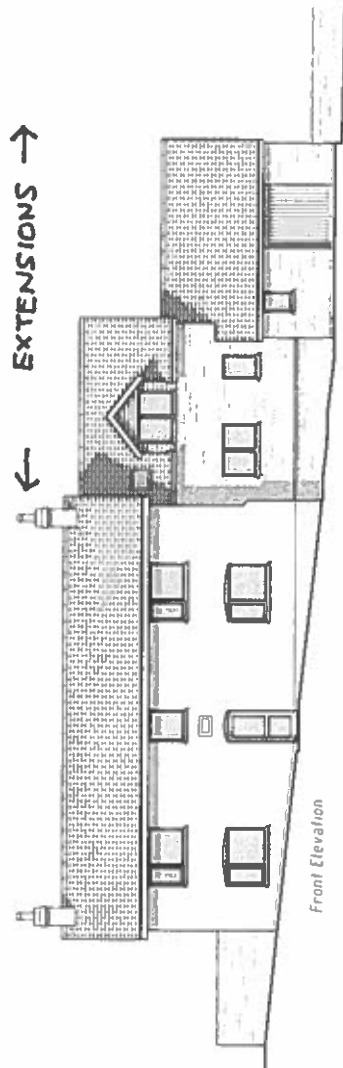
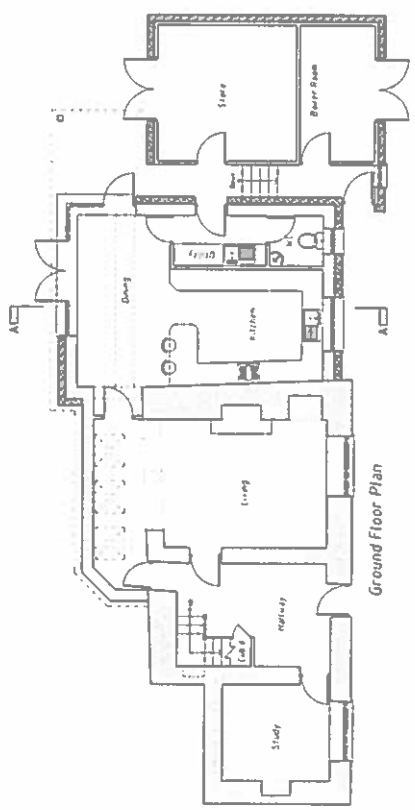
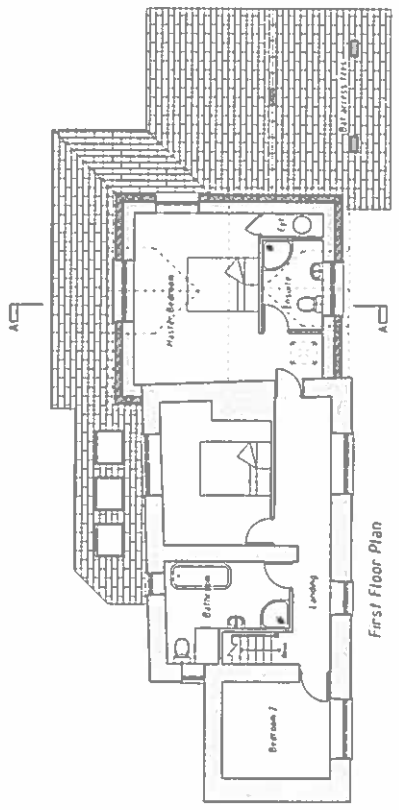
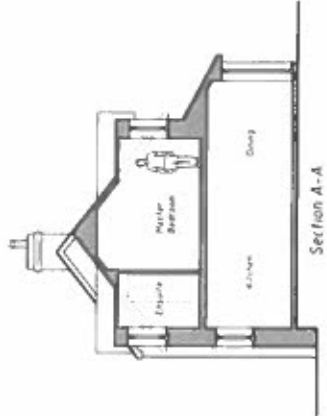
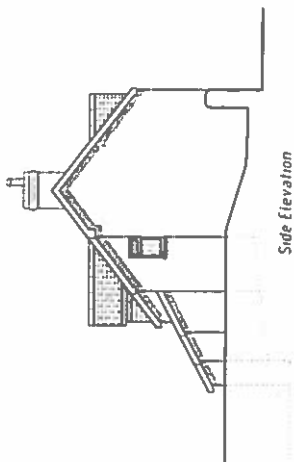
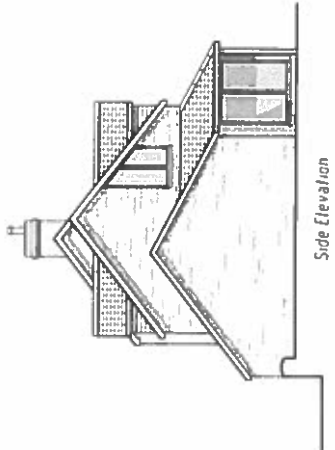
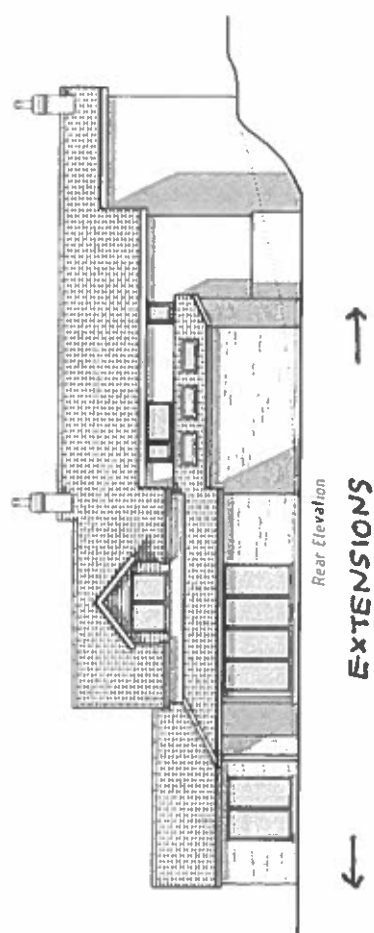
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 <p><b>Simon Hall Architecture</b> 27 Ryd-y-Bell Rheol Kulle Cardiff, CF10 2JZ T: 07789 723567   www.sh-a.com</p>	<b>PROJECT TITLE:</b> Proposed Alterations to Glascoed, Melin Y Wig		<b>Scale:</b> 1:500	<b>Client:</b> Cat & Adrian Hibbert
	<b>DRAWING TITLE:</b> Proposed Site Plan		<b>DRAWING NO:</b> SH-A-211-06	<b>Paper Size:</b> A4
	<p style="font-size: 2em; text-align: center;">Tudalen 45</p>		<b>Drawn:</b> SH	<b>Issue Type:</b> Planning Drawings
			<b>Date:</b> Dec 2018	



# PROPOSED PLANS

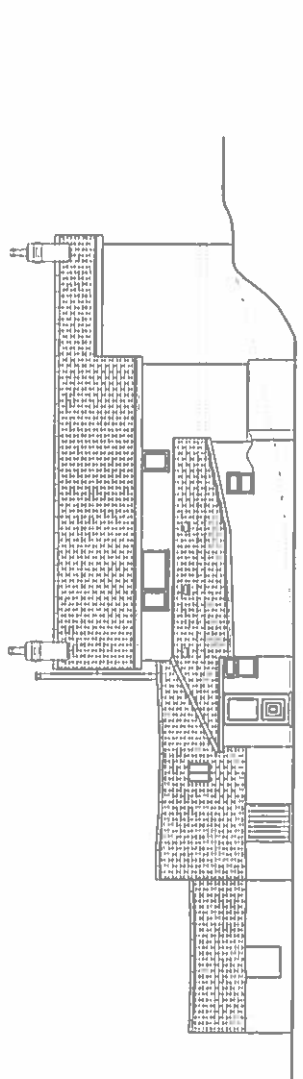
 <b>Simon Hill Architecture</b> ARCHITECTS 1000 10th Street, Suite 100 San Francisco, CA 94103 Phone: (415) 774-1111 Fax: (415) 774-1112 Email: simon@simonhill.com		Client: Cat & Lucia Abbott House Type: Planning/Design Serial: 1759 Project Size: 42 Drawn: SH Date: Nov. 2018
PROJECT TITLE: Proposed Extensions to Existing Single-Family Home	DRAWING TITLE: Proposed Plans & Elevations	SHEET NO.: SH-411-02(8)



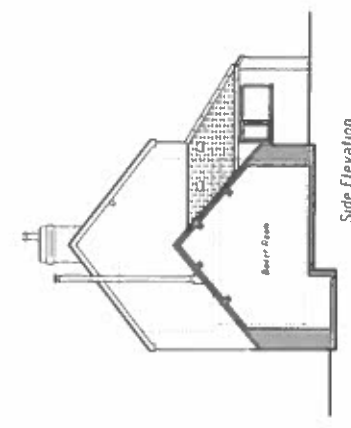




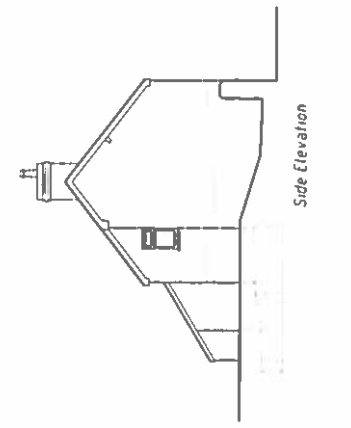
# EXISTING PLANS



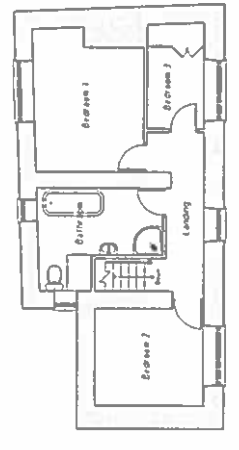
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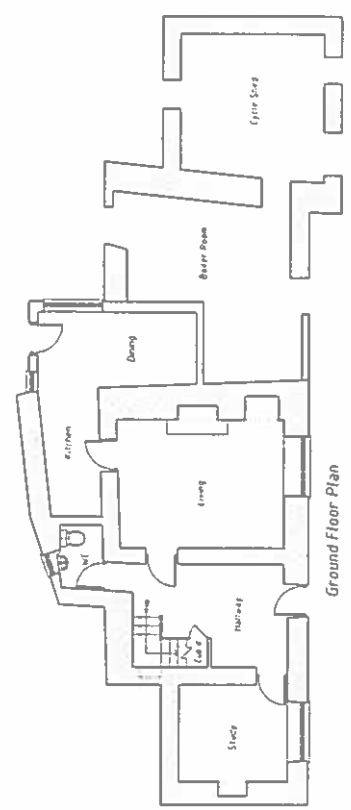
Side Elevation



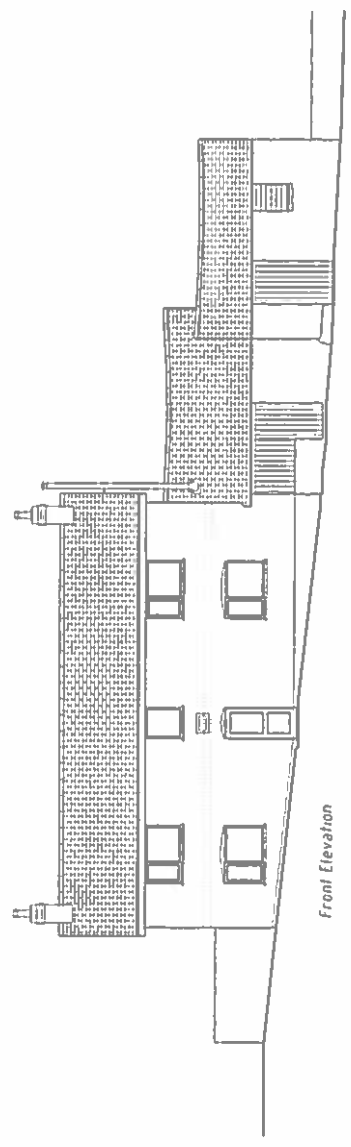
Side Elevation



First Floor Plan



Ground Floor Plan



Front Elevation

		<b>Client:</b> Cliff & Andrea Hillman
<b>Simon Hill Architecture</b> 1000 14th Street, Suite 100 Boulder, CO 80502 Phone: 303.440.1101 Email: info@simonhill.com		<b>Drawn Type:</b> Planning Drawings
<b>PROJECT TITLE:</b> Proposed Addition to Existing, Under 1 Story		<b>Scale:</b> 1/8" = 1'-0"
<b>DATE/TITLE:</b> Existing Plans & Elevations		<b>Project No.:</b> 62
(Blank space for notes)		<b>Drawn:</b> DAH
(Blank space for notes)		<b>Date:</b> Nov 2018



**WARD :** Efenechtyd

**WARD MEMBER:** Councillor Eryl Williams

**APPLICATION NO:** 04/2018/1146/ PF

**PROPOSAL:** Demolition of rear extension and outbuildings, erection of extension and alterations to dwelling

**LOCATION:** Glascoed Melin Y Wig Corwen LL21 9RE

**APPLICANT:** Mr & Mrs Hibbert

**CONSTRAINTS:** C2 Flood Zone

**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Member request for referral to Committee

**CONSULTATION RESPONSES:**

BETWS GWERFIL GOCH COMMUNITY COUNCIL  
Awaiting response

**NATURAL RESOURCES WALES**

No objections subject to conditions being imposed to ensure the favourable conservation status of the protected species present at the site.

**CLWYD POWYS ARCHAEOLOGICAL TRUST**

The proposed demolition and extension will impact a traditional stone outbuilding which may have originally housed a smithy and dates to the 19th century. The building currently retains an original layout with fixtures and fittings that are of local architectural significance. It would therefore be unfortunate if this building was lost without first making a record of it. Therefore it is advised that a photographic survey of the building is secured through the imposition of a suitably worded planning condition on any permission that may be granted.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

**Conservation Officer**

The proposal is for the demolition of the single storey element of the dwelling, Glascoed. The dwelling as a whole has been significantly altered over the years, and whilst the single storey element does have some historical interest, as part of the whole dwelling there it is insufficient to justify refusing the proposal on heritage grounds.

**Ecologist**  
No objections

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

R. Francis, 22, Greenfield Road, Waverton, Chester,  
B. McNaughton & R. Deb, Tan y Graig, Melin y Wig

Summary of planning based representations in objection:

The proposal would result in the loss of an historical asset within the community.

In support

Representations received from:

R. Dipper, Pen Geulan, Betws GG

Summary of planning based representations in support:

Well designed extension

**EXPIRY DATE OF APPLICATION: 28/01/2019**

**EXTENSION OF TIME AGREED? 15/2/19**

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the demolition of an existing single storey section of the dwelling, Glascoed, and the erection of a two storey and single storey side extension.

Existing:



Proposed:



- 1.1.2 The proposal would provide improved kitchen/dining facilities, an additional bedroom, a boiler room and utility store.

## 1.2 Description of site and surroundings

- 1.2.1 The site is located to the north of Melin Y Wig, and is one of a number of scattered dwellings in open countryside.
- 1.2.2 GlasCoed is located close to the highway. To the rear of the site the land rises up towards the north and is heavily wooded. To the west of the dwelling is the rear garden area, which is grassed and relatively flat.
- 1.2.3 There is a neighbouring dwelling immediately to the south of the site, and a further dwelling north west of the site.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 None

## 1.4 Relevant planning history

- 1.4.1 None

## 1.5 Developments/changes since the original submission

- 1.5.1 None

## 1.6 Other relevant background information

- 1.6.1 None

## 2. **DETAILS OF PLANNING HISTORY:**

- 2.1 None

## 3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy RD3** – Extensions and alterations to existing dwellings

**Policy VOE1** – Key Areas of Importance

**Policy VOE5** – Conservation of natural resources

**Policy ASA3** – Parking standards

### 3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

### 3.3 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

TAN 5 – Nature Conservation and Planning

WGC 016/2014 – The use of planning conditions for Development Management

### 3.4 Other material considerations

## 4. **MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that

material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned. The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Archaeology / Loss of historic asset

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 relates specifically to the extension and alteration of existing dwellings, and states that these will be supported subject to compliance with detailed criteria. Policy RD1 supports development proposals within development boundaries providing a range of impact tests are met.

The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

The principle of appropriate extensions and alterations to existing dwellings is therefore acceptable. The assessment of the specific impacts of the development proposed is set out in the following sections.

4.2.2 Visual Amenity

Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made.

Criteria ii) of Policy RD 3 requires that a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

Criteria iii) of Policy RD3 requires that a proposal does not represent an overdevelopment of the site.

Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings.

Criteria vi) of Policy RD1 requires that development proposals do not affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

There are representations on the visual amenity impacts suggesting the proposal would result in the loss of buildings of character through the demolition of the outbuildings.

As noted previously, the proposal involves the removal of the existing single storey outbuildings, and their replacement by a two storey side extension and single storey side extension, as shown on the plans earlier in this report.

Whilst respecting the comments of the objectors, in Officers' opinion having regard to the design, siting, scale, massing and materials of the proposed extensions, in relation to the character and appearance of the dwelling itself and surrounding area, it is considered the scheme would not have an unacceptable impact on visual amenity and would therefore be in general compliance with the tests in the policies referred to. The specific issue of loss of an historic asset is covered below.

#### 4.2.3 Residential Amenity

Criteria iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site.

Criteria vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration. The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

The Residential Development SPG states that no more than 75% of a residential property should be covered by buildings.  
The Residential Space Standards SPG specifies that 40m<sup>2</sup> of private external amenity space should be provided as a minimum standard for residential dwellings.

There are no representations raising residential amenity issues.

Having regard to the scale, location and design of the proposed development, and the relationship with nearby dwellings, it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in general compliance with the tests of the policies referred to.

#### 4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The biodiversity / ecological impacts of a development proposal are a material consideration.

This reflects policy and guidance in Planning Policy Wales, TAN 5 and Council's Conservation and Enhancement of Biodiversity SPG, which stress the importance of

the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

There are no objections to the proposals from Natural Resources Wales and the County Ecologist, subject to inclusion of conditions to ensure the favourable conservation status of the protected species present at the site.

As the building has the potential to provide habitat for bats, it has been surveyed for their presence. This indicates the boiler room and cycle shed have been used as an occasional roost used by lesser horseshoe bats (LHS), and by crevice dwelling bats such as *Myotis* species and pipistrelles. The main house also supports a roost of suspected common pipistrelle. In terms of roost type, neither building supports a maternity roost of any bat species but could be used as a hibernacula or occasional roost by individual crevice dwelling bats.

The works will involve the temporary loss/modification of an existing bat roost and obstructing access to an existing bat roost in order to construct the new extension, as they involve the demolition of the boiler room and cycle shed (where bats have been noted) and later construction of a new boiler room and cycle shed/store. The joining of the extension to the main house will obstruct access for the bats roosting in the main house roof. The proposed plans allow for the future continued functionality as a bat roost, not only for LHS bats but also for a variety of other bat species including crevice dwelling bats. The new building will also provide a more secure roost in the long-term, if these outbuildings were not converted and left to deteriorate, the attraction of the building for bats may also reduce. The creation of the new roost is proposed in the new cycle store and boiler room.

Given the presence of protected species, the works can only be carried out under an EPS licence from NRW.

In considering the grant of planning permission the Authority must consider whether the disturbance of the protected species is required for the purpose of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance of the environment."

This proposal, being for improvements to an existing dwelling, is considered to accord with the test of social and economic justification as it will improve the quality of housing stock in a rural area, and provide work for local trades people. Further, if carried out correctly, the works could secure the longer term future of the habitat.

Having regard to the nature of the proposal, it is not considered that there is a satisfactory alternative to the works proposed, as alternative designs that provide similar floor space are likely to conflict with Householder Extension policy, plus it is considered that any work that would affect the roof structure of the dwelling is likely to result in an impact upon protected species.

Officers are satisfied that the tests of the legislation are met and adequate mitigation methods have been proposed. Significantly, no objections have been raised by the County Ecologist or NRW. NRW have requested that mitigation method statement detailing how and when the mitigation measures will be undertaken is conditioned, along with post development monitoring. However it is noted that these are also requirements of the EPS licence and in line with paragraph 3.12 of WGC 016/2014, this is considered to be unnecessary duplication, the monitoring condition in particular being a measurement of the eps population status which is not a function of the Local Planning Authority. It is therefore not proposed to impose these additional conditions. The requirement for a lighting condition is considered reasonable, necessary and related to planning.



In conclusion, it is considered that if development were permitted, it would not be detrimental to the maintenance of the population species concerned.

A note to applicant stressing the importance of attaining a licence from NRW is proposed.

#### 4.2.5 Archaeology / loss of historic asset

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales 9, Chapter 6.5.5 – 6.5.9 provides basic guidance on the considerations to be applied to the conservation of archaeological remains and their settings, whether these remains are scheduled or not, and contains a presumption in favour of their physical protection in situ.

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a local planning authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

There are individual representations expressing concerns over the loss of an historical asset within the community. CPAT do not object but comment that it would be unfortunate if these buildings are now converted for a new use without a record of their current form and layout being retained. The Conservation Officer has no objections.

The buildings proposed for demolition are traditional stone outbuildings which may have originally housed a smithy and date back to the 19<sup>th</sup> century, and as noted by CPAT and the Conservation Officer, there are features of local architectural significance. The building is not however recorded within the Historic Environment Record.

With reference to the comments of the objectors, it is noted that neither CPAT nor the County Council Conservation Officer have raised an objection to the loss of the buildings. In discussion with the Conservation Officer, whilst it is clear that the buildings are not without merit, they are not of such significance to justify formal listing. On this basis, it is not considered that there is a case to resist the proposal on the grounds of loss of a period building.

It is therefore suggested that the applicant is required to carry out a Photographic Survey before development commences, in order to preserve a record of these buildings. This can be secured through planning condition.

#### Other matters

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards

Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 Having regard to the detailing of the proposals, the potential impacts on the locality, and the particular tests of the relevant policies, the application is considered to be acceptable and is recommended for grant.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
  - (i) Existing plans and elevations (Drawing No. SHA-211-01) received 22 November 2018
  - (ii) Proposed plans and elevations (Drawing No. SHA-211-02(B) received 22 November 2018
  - (iii) Existing site plan (Drawing No. SHA-211-05) received 4 December 2018
  - (iv) Proposed site plan (Drawing No. SHA-211-06) received 4 December 2018
  - (v) Location plan (Drawing No. SHA-211-03A) received 14 December 2018
3. No development shall commence until the written approval of the Local Planning Authority has been obtained to a method statement detailing a scheme of bat avoidance, mitigation and compensation measures. This should be produced in line with recommendations set out in Section 5 of the Bat Survey Report (Document Reference: 2371093 received on 05/12/18). The approved measures shall be implemented in full.
4. Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: mark.walters@cpat.otg.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR for inclusion in the regional Historic Environment Record.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of protecting the favourable conservation status of a protected species.
4. To secure a full photographic record of the original building prior to alteration, conversion or demolition.

# Eitem Agenda 7

**WARD:** Llanarmon yn Iâl / Llandegla

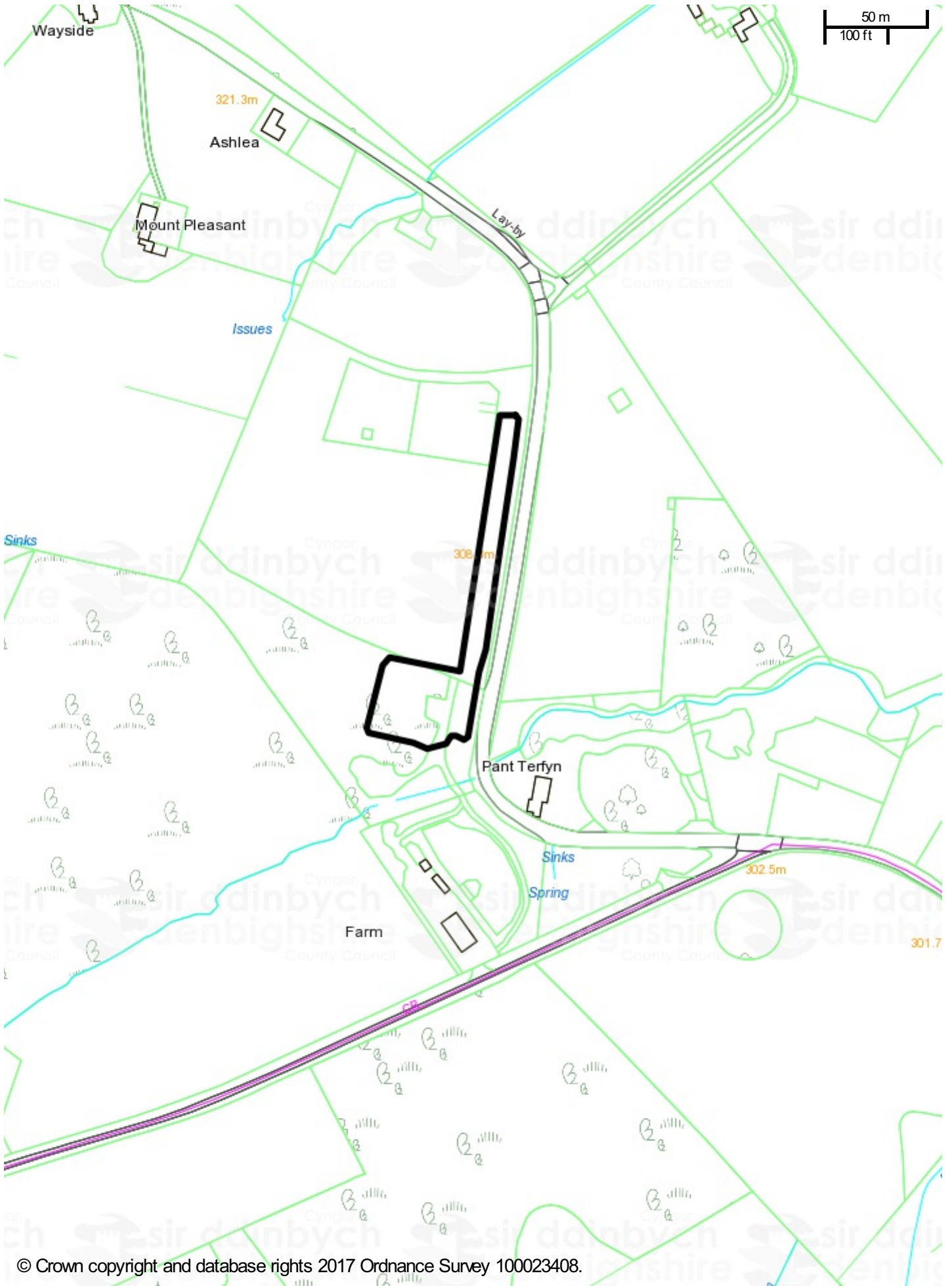
**AELOD WARD:** Y Cyng. Martyn Holland

**RHIF Y CAIS:** 15/2018/0968/ PC

**CYNNIG:** Gweithredoedd peiranyddol i hwyluso gwaith codi adeilad amaethyddol a'r gwaith cysylltiedig.

**LLEOLIAD:** Fferm North Hills Graianrhyd Yr Wyddgrug

Mae tudalen hwn yn fwriadol wag



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15/2018/0968

Scale: 1:2500

Printed on: 28/1/2019 at 16:33 PM

Tudalen 61



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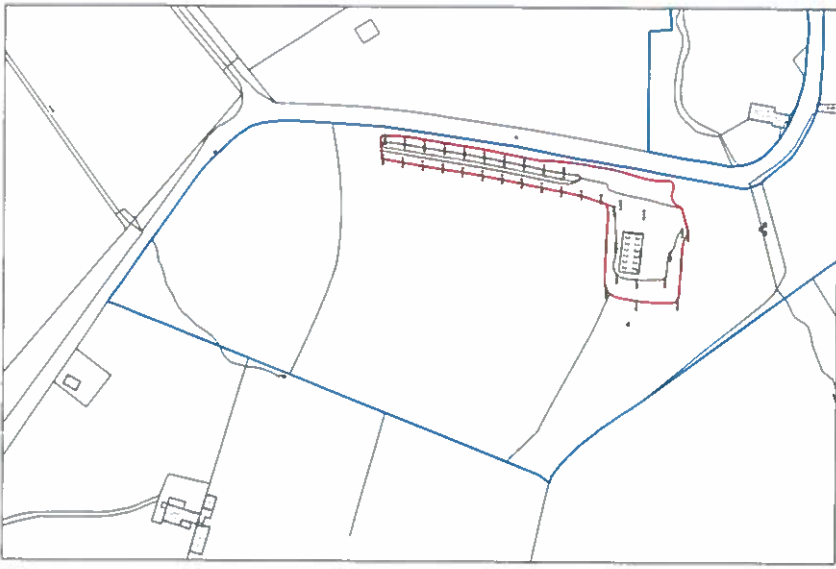


# PROPOSED SITE PLAN

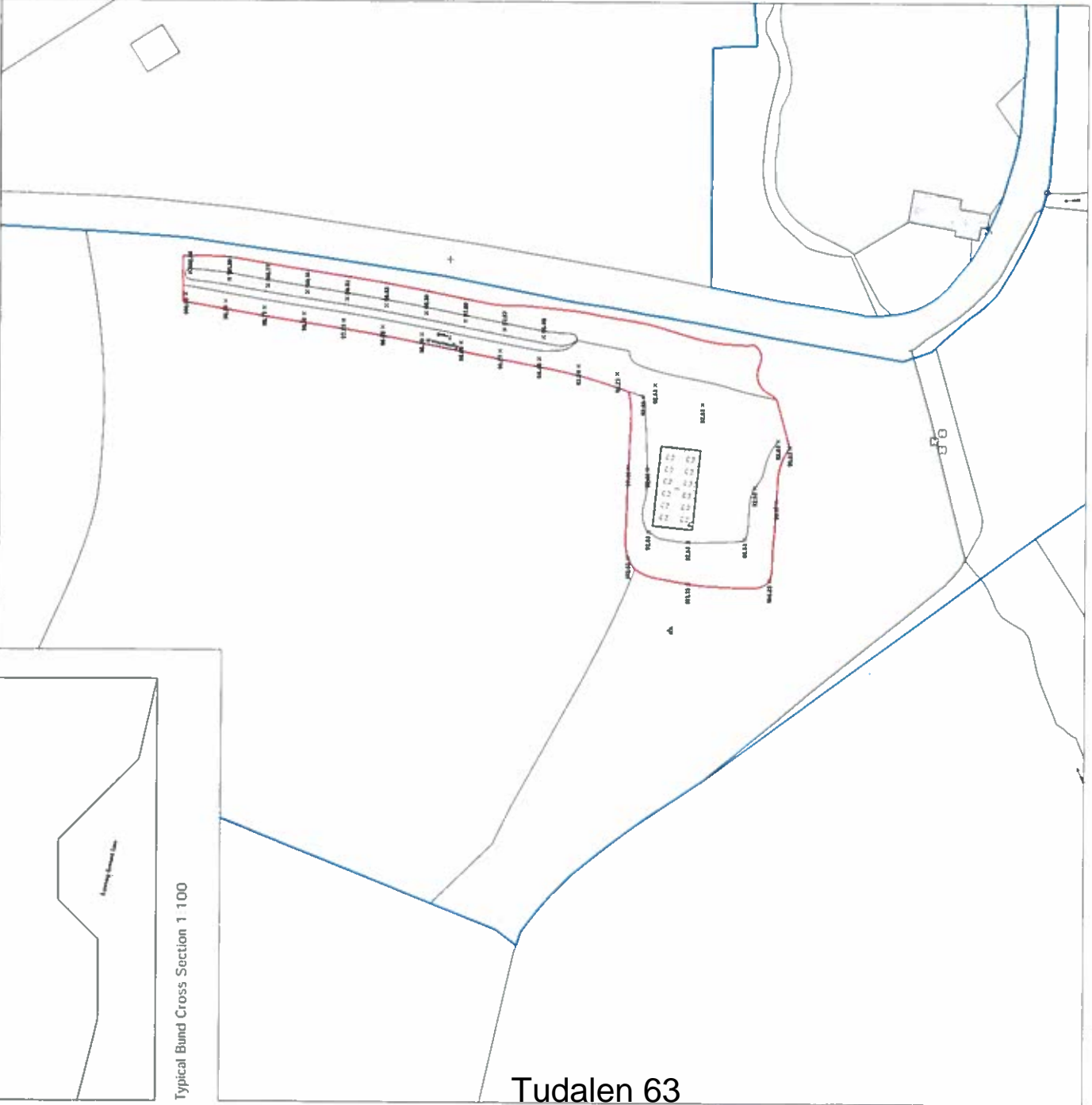
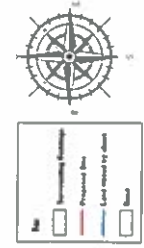
Project		Proposed Agricultural Building on land at: North Hills Farm, Rhythollog, Graeanhyd, CH7 4DS	
Scale (A1)	1:100	Scale (A1)	1:1250
Location Plan & Typical Section	1:1250	Location Plan & Typical Section	1:1250
Drawn By	S. M. Eltham	Date	Sept 2018
Drawing No	G0701003	Sheet	1 of 1

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Location Plan 1:1250



Tudalen 63

Site Plan 1:500





# PROPOSED ELEVATIONS

External Facing Materials  
 External walls to be covered with grey, vertical-slatted timber panels  
 subject to Local Authority approval.

Roofing Materials  
 The roof to be covered with grey, pitched cement tiles  
 subject to Local Authority approval.

Windows  
 All windows and doors to be in keeping with the building's  
 character and to be finished in black-painted aluminium and have  
 UPVC glazing, to discharge to outside.

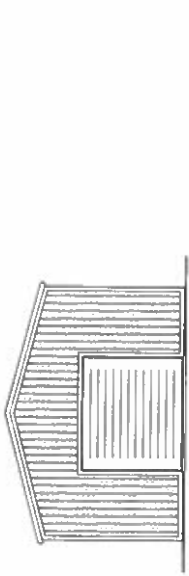
Item	Desc.	Detail	Sheet

Project		Proposed Agricultural Building on land at North Hills Farm, Rhydallt, Graianrhdy, CH7 4QS	
Title	Planning	Scale (A1)	1:50 & 1:100
Drawn By	S M Eltham	Date	Sept 2018
Drawing No	G070002	Sheet	1 of 1

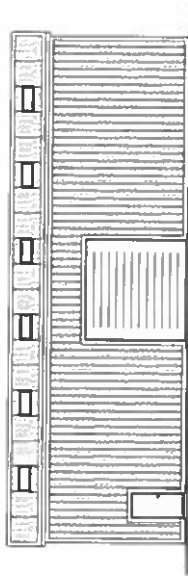
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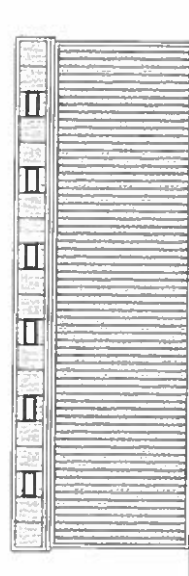
Front Elevation 1:100



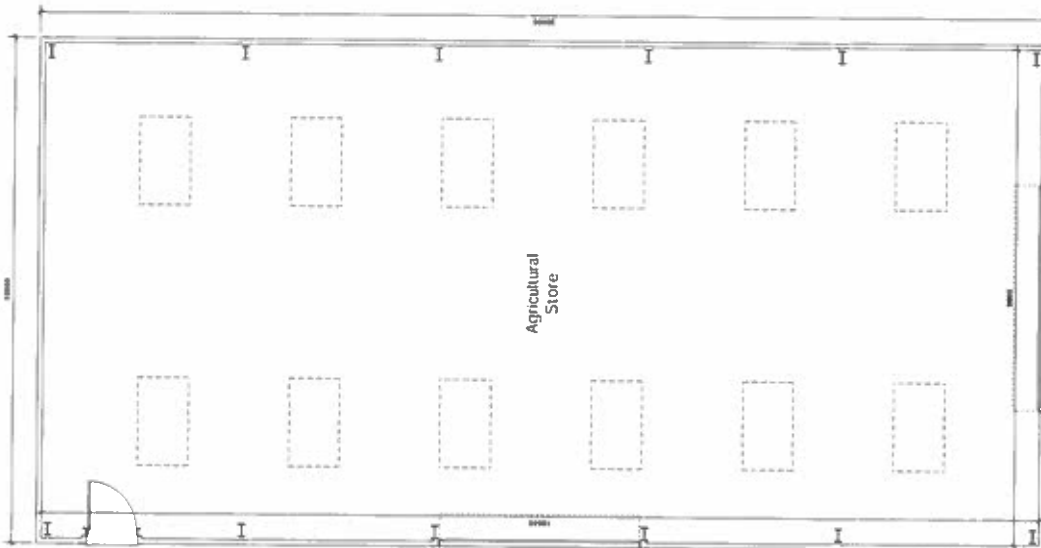
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Floor Plan 1:50



**WARD :** Llanarmon Yn Ial / Llandegla

**WARD MEMBER:** Councillor Martyn Holland

**APPLICATION NO:** 15/2018/0968/ PC

**PROPOSAL:** Engineering operations to facilitate the erection of agricultural building and associated works.

**LOCATION:** North Hills Farm Graianrhyd Mold

**APPLICANT:** Mr S Garrett

**CONSTRAINTS:** None

**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

LLANARMON YN IAL  
"Council has concerns".

NATURAL RESOURCES WALES  
No objections

**RESPONSE TO PUBLICITY:**

In objection  
None

In support  
Representations received from:  
Kerry Mehra, Tyddyn Isa, Back Road, Llanarmon  
Wendy Holifield, Bryn Garmon, Mill Lane, Llanarmon yn Ial

Summary of planning based representations in support:  
The proposal would help to support the rural economy and is essential to help the business.

**EXPIRY DATE OF APPLICATION: 02/01/2019**

**EXTENSION OF TIME AGREED? 15<sup>th</sup> February 2019**

**REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 Retrospective planning permission is sought for engineering operations at the North Hills Farm site, and the erection of an agricultural building for the storage of equipment, vehicles, and fodder.
- 1.1.2 Excavations have been carried out which provide a flat area for the erection of the proposed agricultural building.
- 1.1.3 The proposed building would measure 10m by 19.8 metres, and be 7m high to the ridge. It would be constructed of steel sheeting.
- 1.1.4 The excavated area is approximately 25 metres by 35 metres. At the rear, the ground has been dropped by approximately 10 metres, whilst to the front the ground level has been dropped around 4 metres. An earth bund has been created along the front of the site, separating it from the B5430.
- 1.1.5 A scheme of landscaping has also been submitted.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is located in the open countryside, adjacent to the B5430. The site is raised above the highway and screened by existing planting and the earth bund.
- 1.2.2 To the west of the site, the ground continues to rise up to open moorland. The land to the north is used by the applicant for keeping reindeer.
- 1.2.3 There is sporadic development along the B road in this area.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside, approximately 100m north of, but outside of the boundary of the Area of Outstanding Natural Beauty.

#### 1.4 Relevant planning history

- 1.4.1 In 2015 a 'prior notification' application was received outlining the applicants intention to erect an agricultural building in this location. It was determined at that time that the Local Planning Authority would need to see all details of the proposed building before development could commence. These subsequent details were never submitted, but the engineering / excavation operations commenced. This application seeks to regularise the engineering operations, and gain consent for the erection of the building.
- 1.4.2 Reference should also be made to a planning permission granted in 2015 for the replacement of an existing storage building at the site with a holiday let use. It is as a result of this consent that there is a need for the applicants to erect another agricultural building to replace that lost to another use

#### 1.5 Developments/changes since the original submission

- 1.5.1 Additional justification has been submitted, detailing the need for the building.

#### 1.6 Other relevant background information

- 1.6.1 The application is submitted with a supporting statement that explains the need for the building:

### **Stock Breed and Numbers**

The total size of holding associated with North Hills Farm is approximately 11 acres. The live stock currently held on site are Reindeers of which comprise of 6 adult females and 3 calf's. These are not commonly kept animals and require very different husbandry to your standard farm animals. Pigs are also farmed on a seasonal basis. The holding is also host to a forestry operation. At present, this consists of between 5000/6000 Christmas Trees of different varieties and stages of growth.

### **Storage Requirements**

There is currently an existing agricultural building located on site which is used for the following storage:

- Tractor and topper
- Digger and attachments
- John Deer 4-wheel drive farm vehicle
- Quad bike and trailer
- Grass cutting equipment
- Hedge cutting equipment
- Water storage tanks
- Crop spraying equipment
- Livestock trailer
- Tree planting equipment
- Fertilizer spreaders
- Hand tools
- Fertilizer (bulk)
- Compost (bulk)
- Tree planting pots and trays
- 2000 litres of tractor fuel stored in a double bunded tank
- Animal food, fodder and bedding:
  - o Straw (bulk)
  - o Hay (bulk)
  - o Cereals & nuts (bulk)
  - o Bedding
  - o Medications

*This building is proposed to be demolished under a separate application Ref: 15/2015/0676. The commencement of this application is imminent. Our application is to construct a new agricultural building on a like for like basis in order to replace the existing.*

## **2. DETAILS OF PLANNING HISTORY:**

2.1 15/2015/0676 – Replacement of agricultural building to provide holiday accommodation  
GRANTED 21/9/2015

2.2 15/2015/1178 – Prior notification for the erection of an agricultural building to provide for storage of equipment and fodder – PRIOR APPROVAL REQUIRED 7/1/2016

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy PSE5** – Rural economy

### **Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Trees & Landscaping

### 3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

### 3.3 Other material considerations

## 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned. The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Paragraph 5.6.6 of PPW advises that local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition authorities are encouraged to adopt a positive approach to the conversion of rural buildings for business re-use.

TAN6 Appendix 1 sets out the general considerations for planning authorities when dealing with agricultural prior notification applications. TAN6 2.1.1 states the planning system must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces.

Policy PSE5 states that development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising any special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty.

The proposal is for an agricultural building in an isolated location. Advice in TAN 6 suggests that new buildings should normally be adjacent to existing complexes. In this instance the building is a replacement for an existing storage building elsewhere on the complex. The site has been chosen/engineered so as to avoid a prominent position within the landscape. The need for the building has been explained in terms of a requirement to support the functionality of the existing enterprise at the site, and the loss of the existing building to another use. It is therefore considered that the proposal is acceptable in principle, subject to an assessment of the impacts.

4.2.2 Visual amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the

means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

The earth bund has been constructed parallel to the B5430. It has a steep profile, and stands 2m above natural ground level, but its unified form, grass cover and location behind an established roadside hedgerow means it does not draw attention or appear out of place. The hillside has been cut into to form a wide flat platform, where the building is proposed. The cutting slopes are deepest to the west of the site at between 10.0m to 12.2m high and are at 1:1 slope gradients. The area of hillside modified by engineering work is large in extent at approximately 0.2 hectare.

Visually, from beyond the site the engineering works (lighter areas of disturbed ground) are not obvious against muted winter colours of fields and leafless trees and hedgerows but could be at other times of the year if not grass seeded. Views of the site from the B5430 could be well screened by the planting of trees along the earth bund. Officers therefore consider that the building could be well assimilated into the surrounding area, provided that a good scheme of landscaping is implemented. The proposal is unlikely to have a detrimental impact on the visual amenity of the area.

#### 4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

The site is approximately 90m to the nearest residential property. The building is proposed to be used for storage of plant and machinery, feed and hay / straw as detailed earlier in the report. No objections have been received in relation to the proposals impact on residential amenity.

Given that the site is already in use for purposes relating to animal husbandry, and the application relates to a rearrangement of the existing use of the site (as opposed to an intensification of use), it is Officers opinion that the proposal is unlikely to result in a different impact on the neighbouring dwellings than already exists. The proposal is therefore considered to be acceptable in terms of its impact on residential amenity.

#### Other matters

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## 5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered to be acceptable and is recommended for grant.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
  - (i) Existing Site Plan (Drawing No. G070/001) - Received 30 October 2018
  - (ii) Proposed Site Plan (Drawing No. G070/003) - Received 30 October 2018
  - (iii) Proposed Elevations (Drawing No. G070/002) - Received 2 October 2018
  - (iv) Proposed Landscaping (Drawing No. G070/004) - Received 4 January 2019
3. All planting, seeding or turfing, comprised in the approved details of landscaping shall be completed by the end of the first planting season following the date of this consent. Any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interests of visual and residential amenity.



# Eitem Agenda 8

**WARD:** Llanbedr Dyffryn Clwyd/Llangynhafal

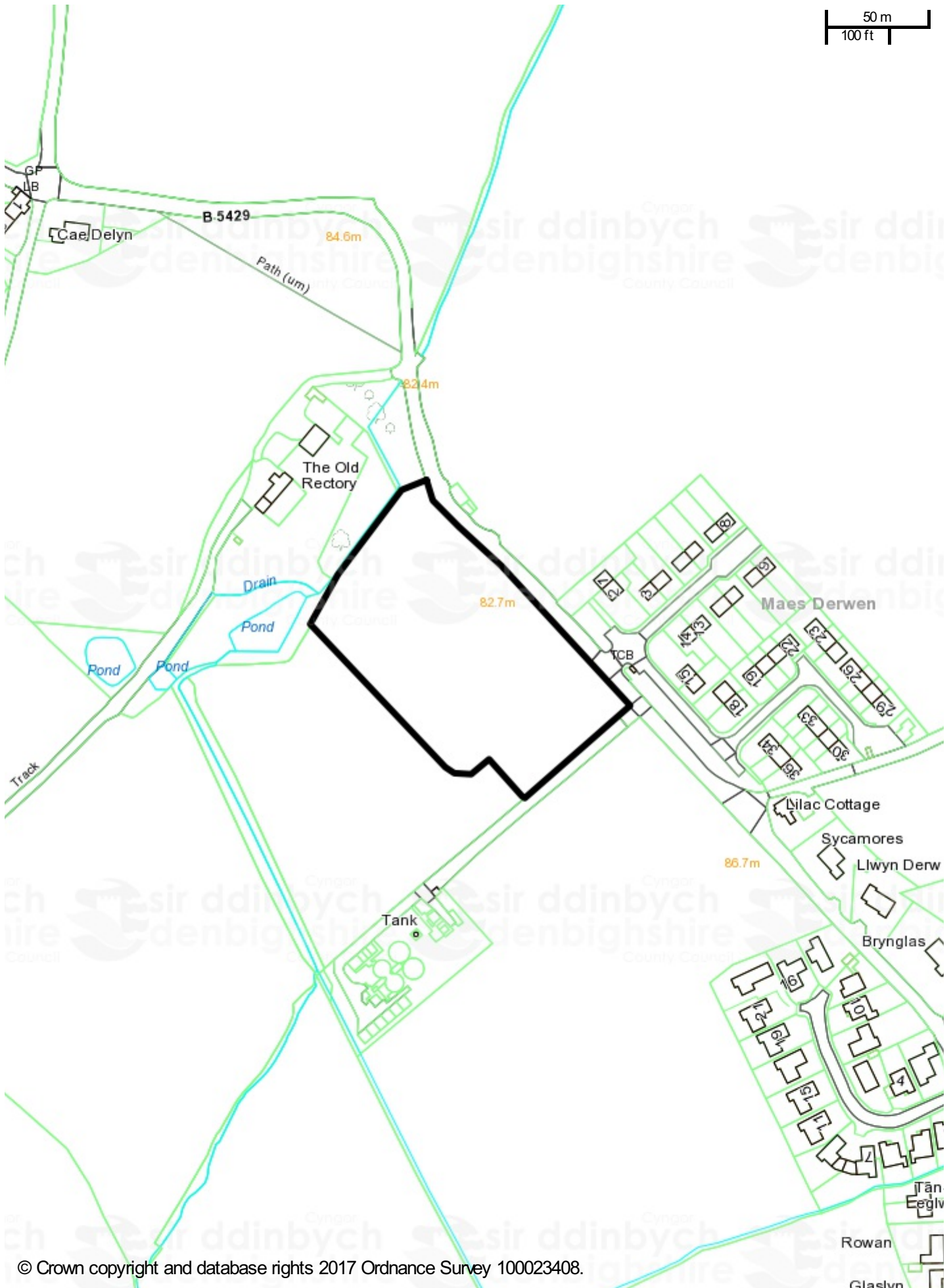
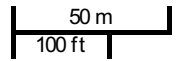
**AELOD WARD:** Y Cyng. Huw O. Williams

**RHIF Y CAIS:** 16/2018/1137/ PF

**CYNNIG:** Codi 38 annedd, adeiladu mynedfa newydd i gerbydau, darpariaeth man agored a'r gwaith cysylltiedig.

**LLEOLIAD:** Tir cyffiniol The Old Rectory Llanbedr Dyffryn Clwyd Rhuthun

Mae tudalen hwn yn fwriadol wag



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16/2018/1137

Scale: 1:2500

Printed on: 29/1/2019 at 11:16 AM

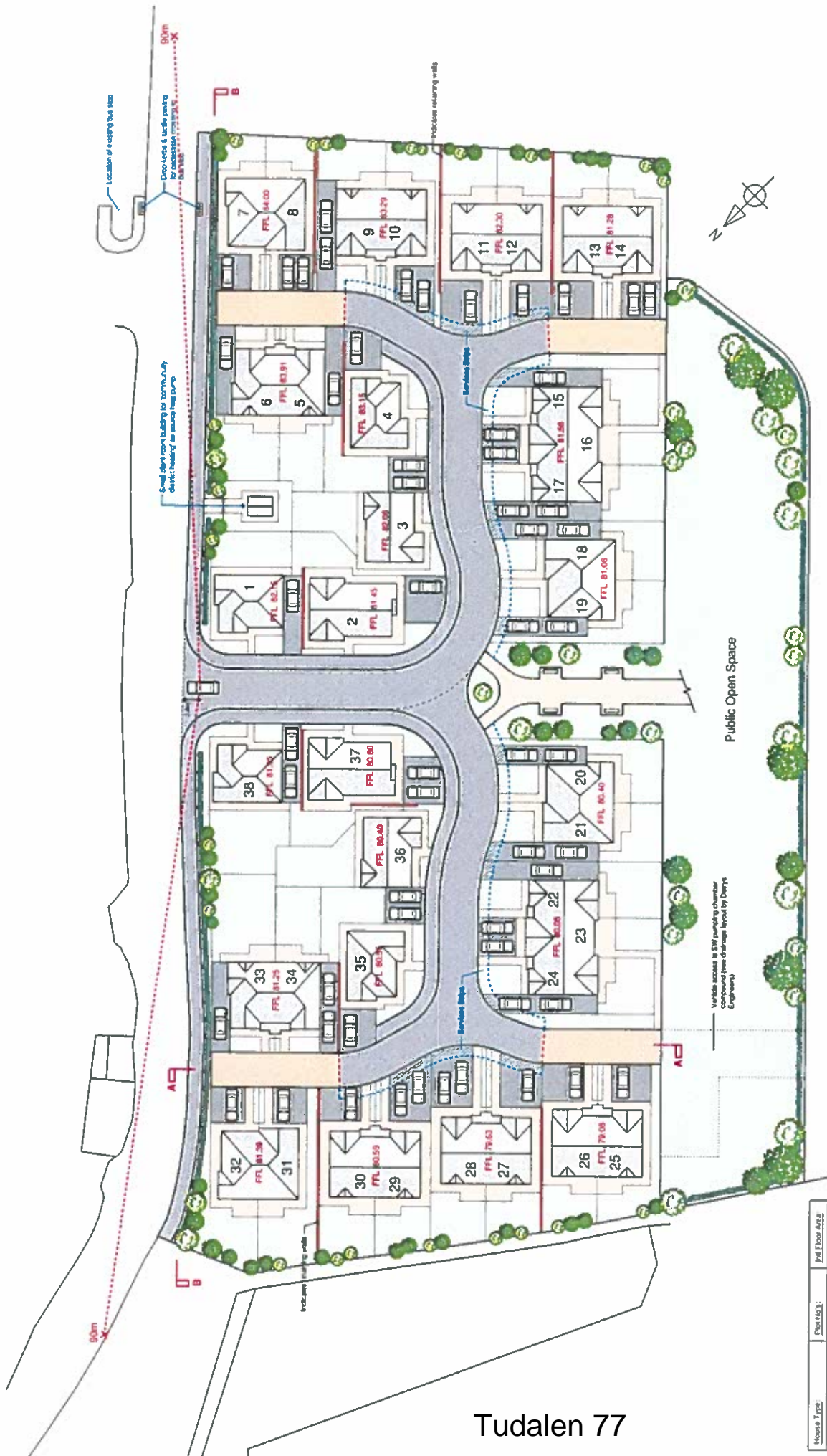
Tudalen 75



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# PROPOSED LAYOUT PLAN



House Type	Plot(s)	Self Door Area
3PXB Semi (Type A)	5, 6, 13, 14	6m <sup>2</sup>
3PXB Semi (Type B)	9, 10, 11, 13, 14	6m <sup>2</sup>
4PXB Semi	25, 26, 27, 28, 29, 30	6m <sup>2</sup>
4PXB Semi	7, 8, 19, 20, 21	6m <sup>2</sup>
4PXB Terrace	31, 32	6m <sup>2</sup>
3PXB Bungalow (Type A)	15, 16, 17, 22, 23, 24	6m <sup>2</sup>
3PXB Bungalow (Type B)	4, 4, 31	6m <sup>2</sup>
3PXB Bungalow (Type C)	1, 4, 31	6m <sup>2</sup>
3PXB Wheelchair Bungalow	2, 3, 31	7m <sup>2</sup>

**Simon Hill Architecture**

Architects

100, High Street, Bala, Powys, SA7 1AA

01753 673333

**PROJECT TITLE:**  
Proposed Housing Development at Llanbode DDC

**DRAWING TITLE:**  
Proposed Site Layout Plan

**DRAWING NO.:**  
SHA-202-02(B)

**CLIENT:**  
Pencol Housing Group

**SCALE:**  
1:500

**PAPER SIZE:**  
A3

**DRAWN:**  
SH

**DATE:**  
Jan 2019

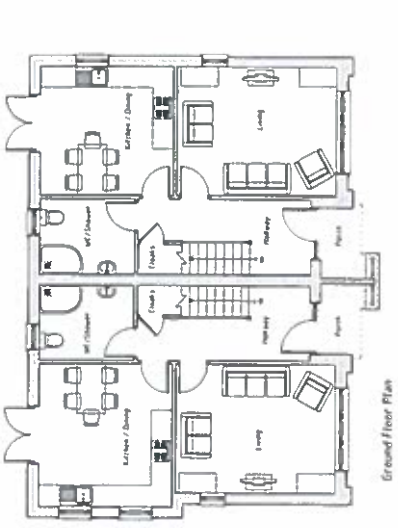
**ISSUE TYPE:**  
Planning

Tudalen 77

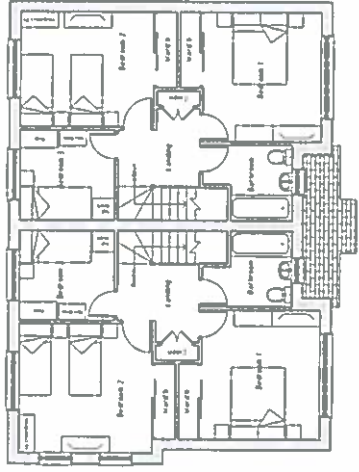




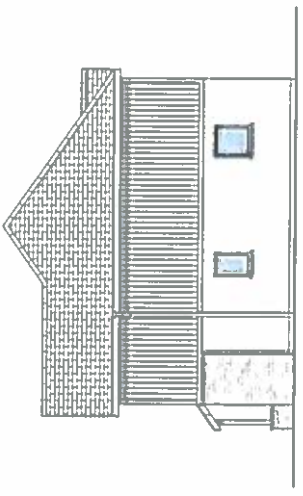
DWELLING TYPES



Ground floor Plan



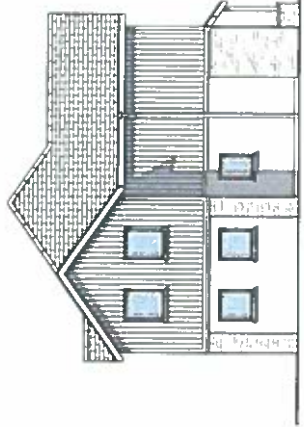
First floor Plan



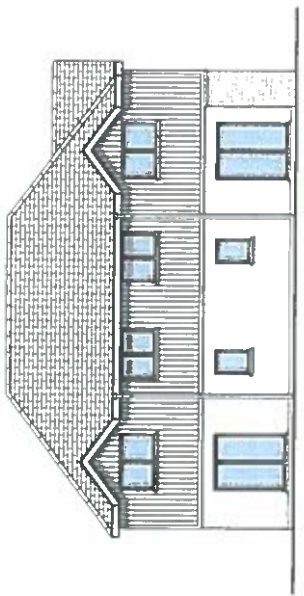
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



**PENNAF**  
HOUSING GROUP



**Williams**  
Homes (Bale) Ltd



**Simon Hill**  
ARCHITECTURE

<b>PRODUCT TITLE:</b> Proposed Housing Development at Llanwrda DC	<b>Client:</b> Pennaf Housing Group
<b>DATE/REVISED TITLE:</b> 20/11/2019 R02 20/11/2019 R01	<b>Scale:</b> 1:100
<b>SPH House Type:</b> A1	<b>Project Name:</b> A2
	<b>Drawn:</b> SH
	<b>Date:</b> Nov 20 19
	<b>Issue Type:</b> Planning

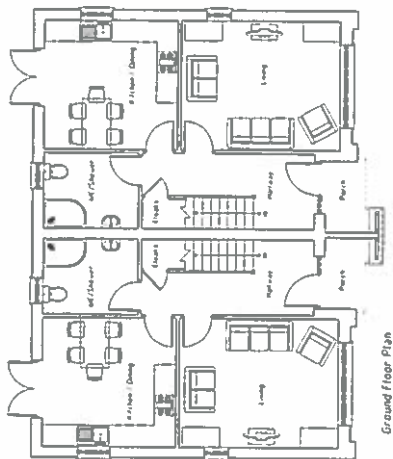




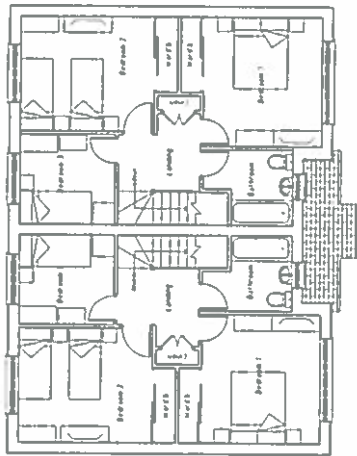


Tudalen 81

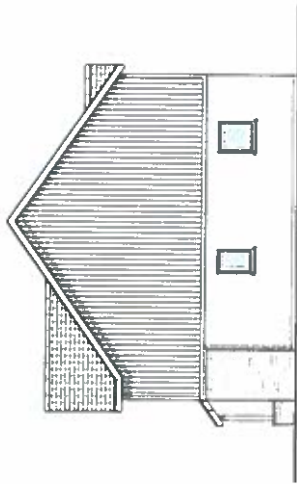




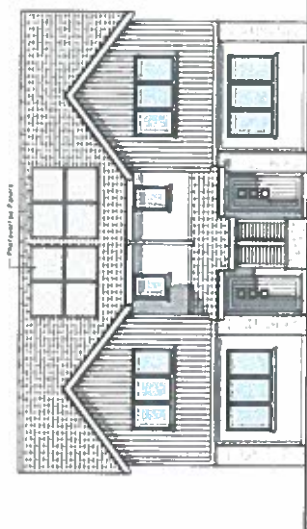
Ground Floor Plan



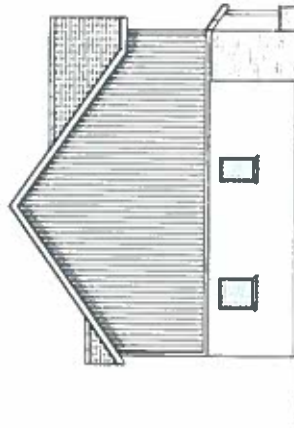
First Floor Plan



Side Elevation




Front Elevation



Side Elevation

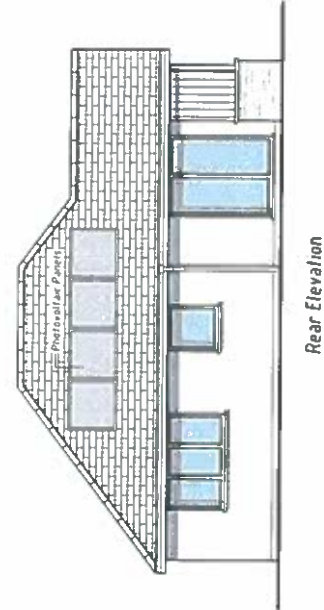
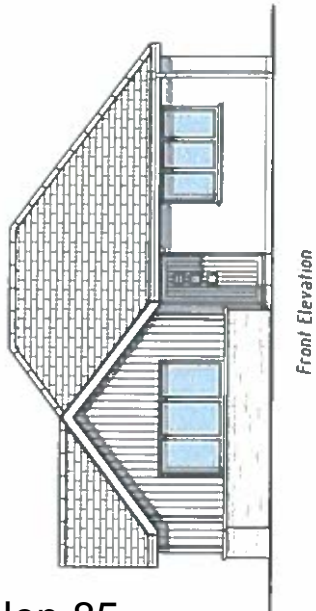
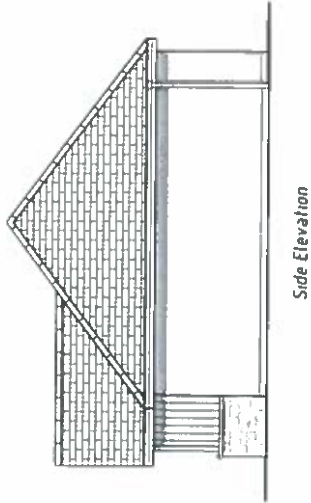
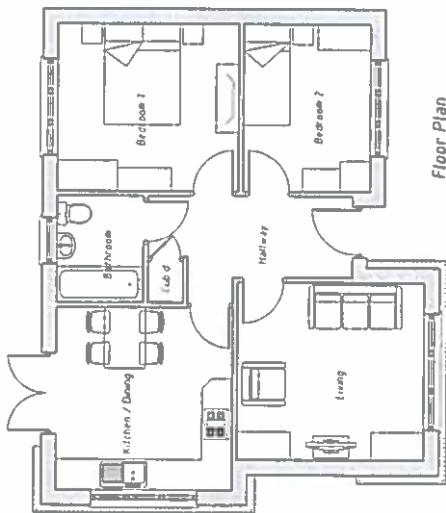


Rear Elevation

 <b>SIMPSON HILL</b> ARCHITECTS 10000 10th Street, Suite 100 Dallas, TX 75243	<b>PROJECT TITLE:</b> Proposed Housing Development at Market DC	<b>Client:</b> Penn/Housing Group
	<b>DATE/ISSUE TITLE:</b> 09/14/2018 Issue B1	<b>Scale:</b> 1/100 <b>Project No.:</b> A2 <b>Drawn:</b> SH <b>Check:</b> SH







**PENNAF**  
Housing Ltd

**Williams**  
Homes (Bala) Ltd

**Simon Hill**  
Architecture

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Bala, Powys, LL23 7JG  
Tel: 01758 831111  
www.simonhill.co.uk

**PROJECT TITLE:**  
Proposed Housing Development at Llanbadoc DC

**DRAWING TITLE:**  
SP28 Singlestorey (Type A)

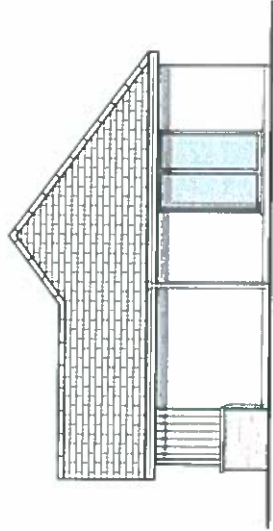
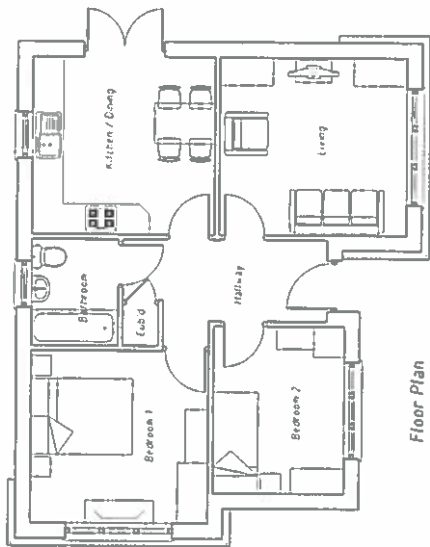
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SHA-202-07

**Scale:** 1:100  
**Paper Size:** A3  
**Drawn:** SH  
**Date:** Nov 2018

**Client:** Pennaf Housing Group  
**Issue Type:** Planning



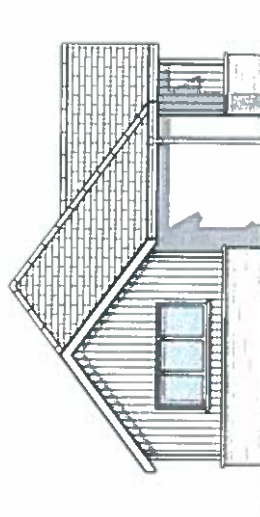




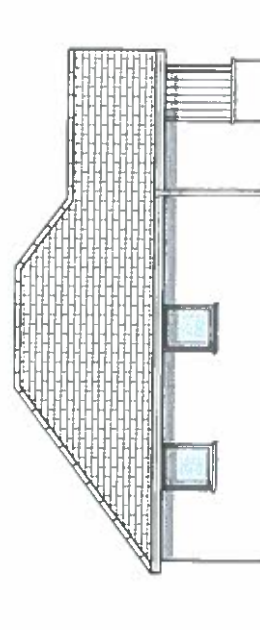
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



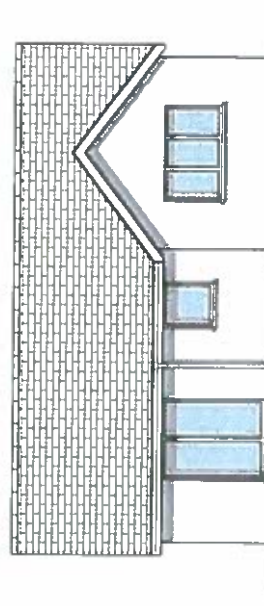
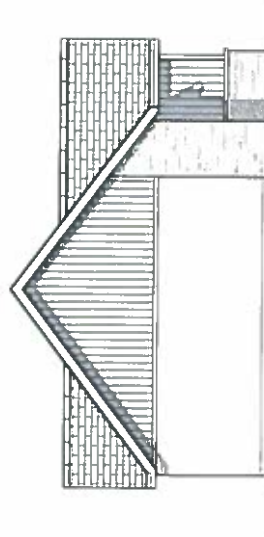
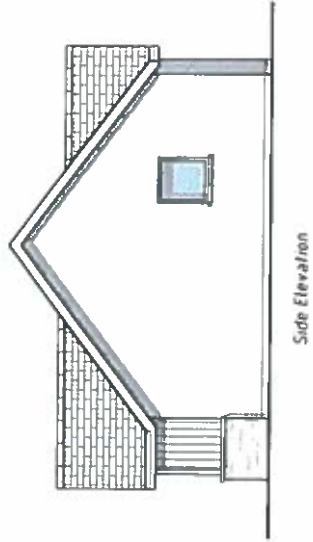
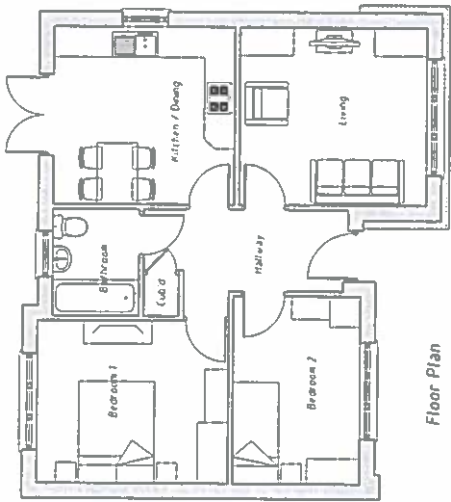
**Simon Hall Architecture**  
Architects & Planners  
100, The Arcade, Cardiff, CF10 1AT  
Tel: 0300 000 0000  
www.simonhall.co.uk

<b>PROJECT TITLE:</b> Proposed Housing Development of Llanowen DC	<b>DATE/REVISED NO.:</b> SMA-262-09
<b>CONTRACT TITLE:</b> SMA-262-09	

<b>Scale:</b> 1:100	<b>Client:</b> Penarth Housing Group
<b>Paper Size:</b> A3	<b>Issue Type:</b> Planning
<b>Drawn:</b> SH	<b>Date:</b> Nov 2018







**Simon Hill**  
Architecture  
22 The Mill, B.A.  
11 The Mill, B.A.  
11 The Mill, B.A.

PROJECT TITLE: Proposed Housing Development of Tudalen DC	DRAWING NO: SHA-2018-00
DRAWING TITLE: 2/2018 (Single Type C)	

Scale: 1:100	Client: Penfold Housing Group
Project Ref: A3	Issue Type: Planning
Drawn: SH	Date: Nov 2018







**WARD :** Llanbedr Dyffryn Clwyd / Llangynhafal

**WARD MEMBER:** Councillor Huw O. Williams

**APPLICATION NO:** 16/2018/1137/ PF

**PROPOSAL:** Erection of 38 dwellings, construction of a new vehicular access, provision of open space and associated works

**LOCATION:** Land adjoining The Old Rectory Llanbedr Dyffryn Clwyd Ruthin

**APPLICANT:** Williams Homes (Bala) Ltd & Pennaf Housing Group

**CONSTRAINTS:** None

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

**LLANBEDR DC COMMUNITY COUNCIL:**

“The proposed scheme will change the character of the village and will be the largest new development in the village for many years. The Community Council notes that the site is allocated for development in the Local Plan and welcomes the development of this site for affordable housing in principle; it will increase the vitality and viability of the village and its amenities. However, the Community Council took the opportunity to provide constructive pre-application feedback on the proposals and is disappointed to see that its comments have almost entirely been swept aside. No positive changes have been made to the scheme and no meaningful justification has been provided for the failure to do so, beyond stating that the layout has already been agreed with the County Council.

Llanbedr Dyffryn Clwyd Community Council objects to the application for the following reasons:

1. The clear pattern of development in the village is for houses to face the road. The scheme must be redesigned to present a strong frontage to the existing road, rather than corners, dead-ends and utility buildings. The scheme will not integrate with the village by turning its side to it, and this integration is all the more important for affordable housing if the aim is to create mixed communities.

2. The proposed public open space should be integrated into the development. Locating the POS to the rear will not encourage natural surveillance and is simply poor design which has not been justified and should be refused. As shown, the location of the POS appears to be driven by an arbitrary line on a plan rather than by good design, and there is no sound urban design reason to suggest otherwise. It would be sensible to consider locating the POS at the front of the site and setting the houses back from the road, as this would mirror the situation opposite. The only other acceptable alternative would be to locate the POS centrally within the development.

3. The village does not currently have a play area, so to ensure that new and existing residents have access to such facilities the public open space should incorporate recreation facilities for all ages (e.g. a children’s play area). There are no such facilities in the village at present.

Despite what the applicant says, there is absolutely no certainty that other developments capable of providing an equipped amenity area in the village will come forward.

4. The Community Council expects the development to be well-landscaped, incorporating new tree and hedge planting (native species). Front boundaries should comprise stone walls and/or hedges to be in keeping with local character.

5. The Community Council is pleased to note that the developer will fund management of public amenities provided in the proposed development.

6. The Community Council notes that Welsh Water Dwr Cymru has expressed concerns about the proximity of the site to the sewage treatment works and shares these concerns. Currently the treatment works are screened poorly by a row of unsightly conifers. We would like to see efforts made to screen the works from view and to ensure that residents are not unduly affected by odours.

7. The roads around the site, particularly those linking the site to the primary school and village centre, are not pedestrian-friendly and although the provision of a pavement along the site frontage is welcomed this will not be sufficient to ensure safe access to village amenities. The school in particular can only be accessed via a road with a derestricted speed limit. To address this problem the Community Council would like to see efforts made to provide additional pavement/footways and/or traffic calming. It is noted that the applicant describes the road as a 'shared space' but this is disingenuous. A simple absence of safe walking and cycling provision does not make a shared space.

The Community Council looks forward to seeing amendments addressing these concerns and would welcome the opportunity to comment further at that stage.”

#### NATURAL RESOURCES WALES

No objections. Raise comment on potential landscape impact.

#### DWR CYMRU / WELSH WATER

No objections. Comment on 'asset protection' in relation to the adjacent Waste Water Treatment Works.

#### DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer:

No objection to the application subject to the imposition of planning conditions to deal with additional traffic calming within the village, and the construction of the access and the estate roads.

#### LEAD LOCAL FLOOD ENGINEER

No objections

Ecologist

No objections

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 10/2/19

**EXTENSION OF TIME AGREED?** 15/2/18

**REASONS FOR DELAY IN DECISION (where applicable):**

- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for development of the site for 38 dwelling houses comprising a mix of 30 two storey semi-detached and terraced houses and 8 bungalows (of which 2 are specifically constructed for wheelchair use).
- 1.1.2 The general mix is of 8 x 2 bedroom bungalows, 6 x 2 bedroom terraced houses, 8 x 3 bed semi-detached houses and 16 x 3 bed semi-detached houses.
- 1.1.3 The completed development would be owned and managed by the operational arm of Pennaf Housing Group (PHG). The development would be procured and constructed under a package deal with Williams Homes (Bala) Ltd.. PHG is an established RSL and Local Authority partner for the delivery and management of affordable housing to meet community need. This scheme has been discussed with Denbighshire County Housing Strategy service and is identified as a scheme for immediate progression. Delivery would be supported by Social Housing Grant and Housing Finance Grant funding subject to the grant of Planning Permission. It is targeted that development would, subject to statutory process and approval commence by in the spring of 2019.
- 1.1.4 Each of the units in the development would be retained by Pennaf Housing Group.
- 1.1.5 In accordance with Welsh Government requirements the development will be to Design Quality Requirements, Lifetime Homes and Secure by Design standards.
- 1.1.6 The vehicular access would be located centrally in the road frontage, off which two spurs will serve the dwellings. A new footway will be provided along the site frontage and the site will provide access into a new landscaped public open space of some 2000sqm.
- 1.1.7 The application is accompanied by a Design and Access Statement, an Arboricultural Report, and an Ecological Assessment.
- 1.1.8 The basic plans are included at the front of the report.

#### 1.2 Description of site and surroundings

- 1.2.1 The site lies to the south side of the B5429 in Llanbedr Dyffryn Clwyd opposite the existing housing at Maes Derwen and adjacent to (south-east of) the Old Rectory.
- 1.2.2 The site, which is broadly rectangular in shape, comprises the front section of a field used for agriculture. It is bounded by hedgerows to its north east (B5429), south-east (alongside the access to the Treatment Works) and to the Old Rectory (north-west). The site faces Maes Derwen on the opposite (northern) side of the B5429.
- 1.2.3 Development in the surrounding area is generally residential, with a mix of designs and materials. There are also commercial and community uses within the vicinity; a public house, village hall and primary school.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is allocated for housing in the Local Development Plan.
- 1.3.2 Whilst the site is outside the AONB, the boundary of this area runs along the opposite side of the B road fronting the site.

1.3.3 To the north west of the site is The Old Rectory, a grade 2\* listed building and its associated structures Gazebo and Dovecote (Grade 2 listed structures).

1.4 Relevant planning history

1.4.1 None.

1.5 Developments/changes since the original submission

1.5.1 Additional information has been provided regarding the construction of the access, and the drainage layout.

1.6 Other relevant background information

1.6.1 Information with the application indicates the proposal will fall to be funded under the Welsh Government's Innovative Housing Programme [IHP] 2018/19 and as such will deliver:

- Carbon Reduction and Use of Low Carbon Products including
- Use of timber for insulated fabric.
- Low transport emissions through use of local materials (esp. timber)
- Low operational carbon emissions through high performance fabric.
- District Air Source Heating System - Details of the system and pump building are provided.
- Incorporation of PV technology,
- Local Supply Chain.
- Employment Opportunities for Local People and Prospective Tenants.
- Apprenticeships / Work Experience Opportunities.

1.6.2 A further requirement of IHP funding is Design Review with the Design Commission for Wales to secure quality and innovation in the scheme. This has been undertaken and the scheme presented follows on from Design Review meetings and feedback. IHP funding also demands extensive measuring and monitoring of the development during construction and its operation to ensure the objectives of the IHP programme are achieved and delivered.

**2. DETAILS OF PLANNING HISTORY:** None

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC2** – Brownfield development priority

**Policy BSC3** – Securing infrastructure contributions from Development

**Policy BSC4** – Affordable Housing

**Policy BSC11** – Recreation and open space

**Policy VOE1** - Key areas of importance

**Policy VOE5** – Conservation of natural resources

**Policy ASA3** – Parking standards

**Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards



## Supplementary Planning Guidance Note: Trees & Landscaping

### 3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018  
Development Control Manual November 2016  
Technical Advice Note 2 – Planning and Affordable Housing (2006)  
Technical Advice Note 12 – Design (2009)  
Technical Advice Note 18 – Transport (2007)  
Technical Advice Note 24 – Historic Environment (2018)

Circulars

### 3.3 Other material considerations

## 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned. The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of development
- 4.1.3 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways
- 4.1.8 Affordable Housing
- 4.1.9 Open Space

4.2 In relation to the main planning considerations:

#### 4.2.1 Principle

Policy BSC 1 states that new housing within the County is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

The site is within the development boundary of Llanbedr, as defined in the Denbighshire Local Development Plan, and is allocated for housing.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 1.65 years supply of available housing land against a minimum

National requirement of five years. This shortfall is a significant material consideration in determining this application.

LDP policy BSC 1 sets the growth strategy for the county and the Reasoned Justification to the policy provides an indicative figure of 29 dwellings on the site.

It is Officers' opinion that a proposal for residential development is acceptable in principle, subject to an assessment of the localised impacts.

#### 4.2.2 Density of development

Policy RD1 test ii) seeks to make the most efficient use of land and advocates a minimum density of 35 dwellings per hectare unless there are local circumstances that dictate a lower density.

There are representations questioning whether the number of dwellings too great for the site, including from the Community Council.

The site is approximately 1.2ha in area, including 0.2ha of open space. The actual density of development would work out at around 29 dwellings to the hectare (dph) if the area of open space is included, and 38 dph if the open space is excluded in the calculation. The proposal is for 38 dwellings.

In terms of density, it is considered that the proposed number of dwellings is acceptable having regard to policy RD1 and the location.

#### 4.2.3 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

The Community Council have raised concerns at the layout of the site, and the perceived lack of a strong road frontage. There are also concerns that the open space should be located towards to the front of the site, not the rear, so as to act as a visual buffer and soften the appearance of the development as the site is approached from the north.

The layout of the site, and the design of the proposed houses can be seen from the layout plan at the front of this report. A street scene elevation showing the relationship of the dwellings to the listed building has been provided. This is also at the front of the report.

Whilst acknowledging the concerns raised over the visual impact of the development, in officers' opinion, the proposals are broadly acceptable. In respect of the density of development, the number of dwellings proposed accords with policy requirements. The detailed design of the proposed dwellings shows that the dwellings will include fenestration and features of interest facing onto the road. The siting of the dwellings along the road frontage is considered to be sufficiently spaced so as to avoid creating an overbearing street scene. The choice of external materials will be important to the appearance of the dwellings and the way they influence the appearance of the development on the approach to the village from the north. It will also be important to control the boundary details of the rear gardens that run parallel to the road, along

with the landscaping along the road frontage. However, these are standard matters which can be controlled through suitably worded planning conditions.

With respect to the concerns raised, it is Officers opinion that the proposal would not have an unacceptable impact upon the character of the area. It is considered to be in accordance with adopted planning policy.

#### 4.2.4 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc. Supplementary Planning Guidance 'Residential Development Design Guide' offers guidance on what are separation distances are usually considered acceptable in residential developments.

No individual concerns have been raised regarding the impact on residential amenity. Dwr Cymru Welsh Water have raised the issue of proximity to the Water Treatment Plant and potential impact from odours, and there is also potential for additional noise disturbance from the proposed community air source heat pump.

In respect of the relationship between the proposed dwellings and neighbouring dwellings, it is considered that sufficient distances are proposed between the dwellings, and each dwelling would have sufficient outdoor amenity space in line with guidance contained in SPG Residential Space Standards.

Dwr Cymru Welsh Water's comments have been raised with the Public Protection Officer, and whilst the initial informal opinion is that it is unlikely that there would be an unacceptable harm resulting from either the Water Treatment Plant or the air source heat pump, evidence in the form of an odour assessment and noise assessment has been requested to allow proper consideration. At the time of drafting this report, the information was not available, but notes will be included on the late information sheets to summarise the findings and Officers' response.

On the basis of the information to hand, having regard to the layout of the site, and the distances between properties – both existing and proposed – the orientation of the dwellings and the fenestration detailing, there does not appear to be any particular element where the proximity or orientation of dwellings would lead to an unacceptable loss of amenity. On the assumption that the odour assessments and noise assessments demonstrate that the development would not be adversely affected, it is the opinion of Officers that the proposal would be acceptable in terms of its impact upon residential amenity.

#### 4.2.5 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2) current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

An Ecological Appraisal has been undertaken which assesses the ecological value of the site. NRW and the County Ecologist have not raised an objection to the proposal.

Subject to the inclusion of suitable conditions on any permission, it is suggested ecological interests can be suitably protected in relation to a development on this site.

#### 4.2.6 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Natural Resources Wales and Dwr Cymru Welsh Water have not raised any objections to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted. The Local Authority Lead Local Flood Officer has not raised an objection and considers that the applicant has shown due diligence in appointing a reputable consultant. Whilst some details are still required, it is possible and reasonable to secure these through planning condition.

Given the comments of the technical consultees, it is considered reasonable to assume that an acceptable drainage scheme can be achieved on the site, and this can be secured through suitable conditions. The proposals are therefore considered acceptable in relation to drainage.

#### 4.2.7 Highways

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales and TAN 18 – Transport, in support of sustainable development.

Planning Policy Wales (PPW) specifies that when local planning authorities determine planning applications they should take account of the accessibility of a site by a range of different transport modes. TAN 18 at 6.2 states that walking should be promoted as the main mode of transport for shorter trips.

The Community Council have raised concerns that the proposal does not include any improvements to the accessibility of the site, or safe routes to schools. The Highway Officer has no objection to the application subject to the imposition of planning conditions to deal with additional traffic calming within the village, and the construction of the access and the estate roads.

Having regard to the scale of the proposed development, the existing highway network and the submitted highways details, it is considered that the proposals would not have an unacceptable impact on the local highway network in terms of capacity. It is also considered that the proposed access would be acceptable for the number of dwellings and the nature of the road in this location. .

As part of the proposed development, footways have been provided within the internal layout and along the site frontages, and a pedestrian crossing point will be provided to the adjacent bus stop at the easterly extent of the site.

In recognising the comments of the Community Council, following discussions with the Highway Officer, it is considered that mitigation measures could be introduced in the form of appropriate traffic calming measures along the B5429 running parallel to the site and into the village of Llanbedr, to be implemented as part of the development. The applicants have agreed to this, and it can be secured through planning condition and Highway Agreement.

Consideration has been given to the pedestrian accessibility of Llanbedr primary school, but as this is located approximately 700m from the new development, it is realistically outside the scope of this application to secure improvements to the existing links to it. This is a situation common to many rural schools throughout Denbighshire and not a matter which would justify opposing the application.

Having regard to the detailed assessments above, taking into consideration the capacity of the existing highway network, accessibility, site access and site layout, Officers would see no reason to object to the proposed development, subject to appropriate conditions.

#### 4.2.8 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units.

In this instance the applicants are a housing association, and the development is part funded by the Welsh Government and Denbighshire County Council, with a stipulation of grant funding being that the dwellings are for affordable purposes. The proposal is for 100% affordable housing. In these circumstances, in line with TAN 2, there is no need to secure the provision of affordable housing through a section 106 legal agreement.

In officers' opinion, the proposal is acceptable in this regard.

#### 4.2.9 Open Space

Policy BSC 11 specifies that all housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

The applicants have shown a 2000 square metre area of public open space to the rear of the site, which would be used as community recreational open space. At the time of writing this report it is not clear whether the land will be equipped for children's recreational open space, or whether commuted sums will be required for off-site provision. Neither have the arrangements been agreed in respect of the maintenance of the open space. However, these discussions are ongoing, and will be reported to planning committee.

#### Other matters

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## 5. SUMMARY AND CONCLUSIONS:

5.1 It is considered that the proposal complies with adopted planning policy, and that, whilst acknowledging the comments of the Community Council, there are limited grounds to suggest that the impacts of the proposal would be so unacceptable as to justify refusing the application.

5.2 It is therefore recommended that Members resolve to grant permission subject to :

1. Completion of a Section 106 Obligation or the provision of a Unilateral Undertaking agreement to secure open space contributions, as detailed in the report.

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

5.3 The Certificate of Decision would not be released until the completion of the Section 106 Obligation/Unilateral undertaking.

### **RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
  - (i) Site location plan (Drawing No. SHA-262-01) received 29 November 2018
  - (ii) Proposed site layout plan (Drawing No. SHA-262-02B) received 23 January 2019
  - (iii) 5P3B Semi (Type A) (Drawing No. SHA-262-03) received 29 November 2018
  - (iv) 5P3B Semi (Type B) (Drawing No. SHA-262-04) received 29 November 2018
  - (v) 4P2B Terraced (Drawing No. SHA-262-05) received 29 November 2018
  - (vi) 4P2B Semi (Drawing No. SHA-262-06) received 29 November 2018
  - (vii) 3P2B Bungalow (Type A) (Drawing No. SHA-262-07) received 29 November 2018
  - (viii) 3P2B Bungalow (Type B) (Drawing No. SHA-262-08) received 29 November 2018
  - (ix) 3P2B Bungalow (Type C) (Drawing No. SHA-262-09) received 29 November 2018
  - (x) 3P2B Wheelchair Bungalow (Drawing No. SHA-262-10) received 29 November 2018
  - (xi) Site sections (Drawing No. SHA-262-12A) received 13 December 2018
  - (xii) Heat Pump Building (Drawing No. SHA-262-13) received 29 November 2018
  - (xiii) Topographic survey (Drawing No. 1356/TP/01:01) received 29 November 2018
  - (xiv) Site layout (with existing contours) (Drawing No. SHA-262-14) received 13 December 2018
  - (xv) Proposed Drainage Layout (Drawing No. DOC03b\_501C) received 23 January 2019
  - (xvi) Drainage Details Sheet 1 (Drawing No. 502) received 23 January 2019
  - (xvii) Drainage Details Sheet 2 (Drawing No. 503) received 23 January 2019
  - (xviii) Drainage Details Sheet 3 (Drawing No. 504) received 23 January 2019

(xix) Highways - General Arrangement and Setting Out (Drawing No. 101) received 23 January 2019

(xx) Highway Vertical Alignment Sheet 1 (Drawing No. 102) received 23 January 2019

(xxi) Highway Vertical Alignment Sheet 2 (Drawing No. 103) received 23 January 2019

(xxii) Site Sections Sheet 1 (Drawing No. 001) received 23 January 2019

(xxiii) Site Sections Sheet 2 (Drawing No. 002) received 23 January 2019

(xxiv) Site Sections Sheet 3 (Drawing No. 003) received 23 January 2019

(xxv) Site Sections Sheet 4 (Drawing No. 004) received 23 January 2019

3. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- 1) Site compound location
- 2) Traffic management scheme
- 3) The parking of vehicles of site operatives and visitors;
- 4) Loading and unloading of plant and materials;
- 5) Storage of plant and materials used in constructing the development;
- 6) The management and operation of construction vehicles and the construction vehicle routes
- 7) wheel washing facilities;
- 8) Measures to control the emission of dust and dirt during construction;

The approved Statement shall be adhered to throughout the construction period.

4. No development shall be permitted to commence on the highways without the written approval of the local planning authority to the detailed layout, design, street lighting, signing, bus stop/shelter provision, drainage, construction of the internal estate road, access to the site, footway links and associated highway works. The approved arrangements shall be completed prior to the commencement of the use hereby permitted.
5. The proposed access shall have a visibility splay of 2.4 x 70m in both directions measured along the nearside edge of the carriageway over land in control of the applicant or the highway authority and within which there shall be no obstruction in excess of 0.6m in height
6. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use.
7. A scheme of traffic calming from the existing 30mph zone to the A494 shall be submitted to and agreed in writing by the local planning authority and that scheme shall be implemented in full prior to occupation of the first dwelling.
8. Works which could result in the damage or destruction of active bird nests must take place outside the of the bird breeding season (March - August, inclusive) or immediately following a nesting bird check conducted by a suitably qualified ecologist.
9. Prior to the application of any external wall or roof material on the dwellings hereby approved details and samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
10. No development shall commence on the erection of the dwellings until the written approval of the Local Planning Authority has been obtained to a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
- i) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection during the course of development;
  - ii) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting;
  - iii) proposed materials to be used on the driveways, paths and other hard surfaced areas;
  - iv) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
  - v) proposed positions, design, materials and type of boundary treatment; and
  - vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, pumping station equipment, signs, etc.) associated with the public open space

11. Prior to the installation of any lighting, an external lighting/internal light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority and all lighting installed shall be in accordance with the approved details.
12. PRE-COMMENCEMENT  
No development shall commence until the written approval of the Local Planning Authority has been obtained to an arboricultural method statement, which should be produced in line with tree protection measures set out in the Arboricultural Assessment (Document Reference: 2372677received on 07/12/18). The approved measures shall be implemented in full.
13. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
14. A landscape management plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.
15. PRE-COMMENCEMENT  
No development shall commence until details of a scheme for the disposal of foul and surface water from the development, incorporating sustainable drainage principles and including phasing/timing of provision and subsequent management and maintenance arrangements, has been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed in accordance with the approved details.
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
7. In the interest of providing safer pedestrian links between the site and the centre of the village, and existing pedestrian networks/safe routes to schools.
8. In the interest of protecting the biodiversity of the site and surrounding area.
9. In the interest of visual amenity.
10. In the interest of visual amenity.
11. In the interest of protecting biodiversity.
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13. In the interest of visual amenity and protecting biodiversity.
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# Eitem Agenda 9

**WARD:** Llanrhaeadr-yng-Nghinmeirch

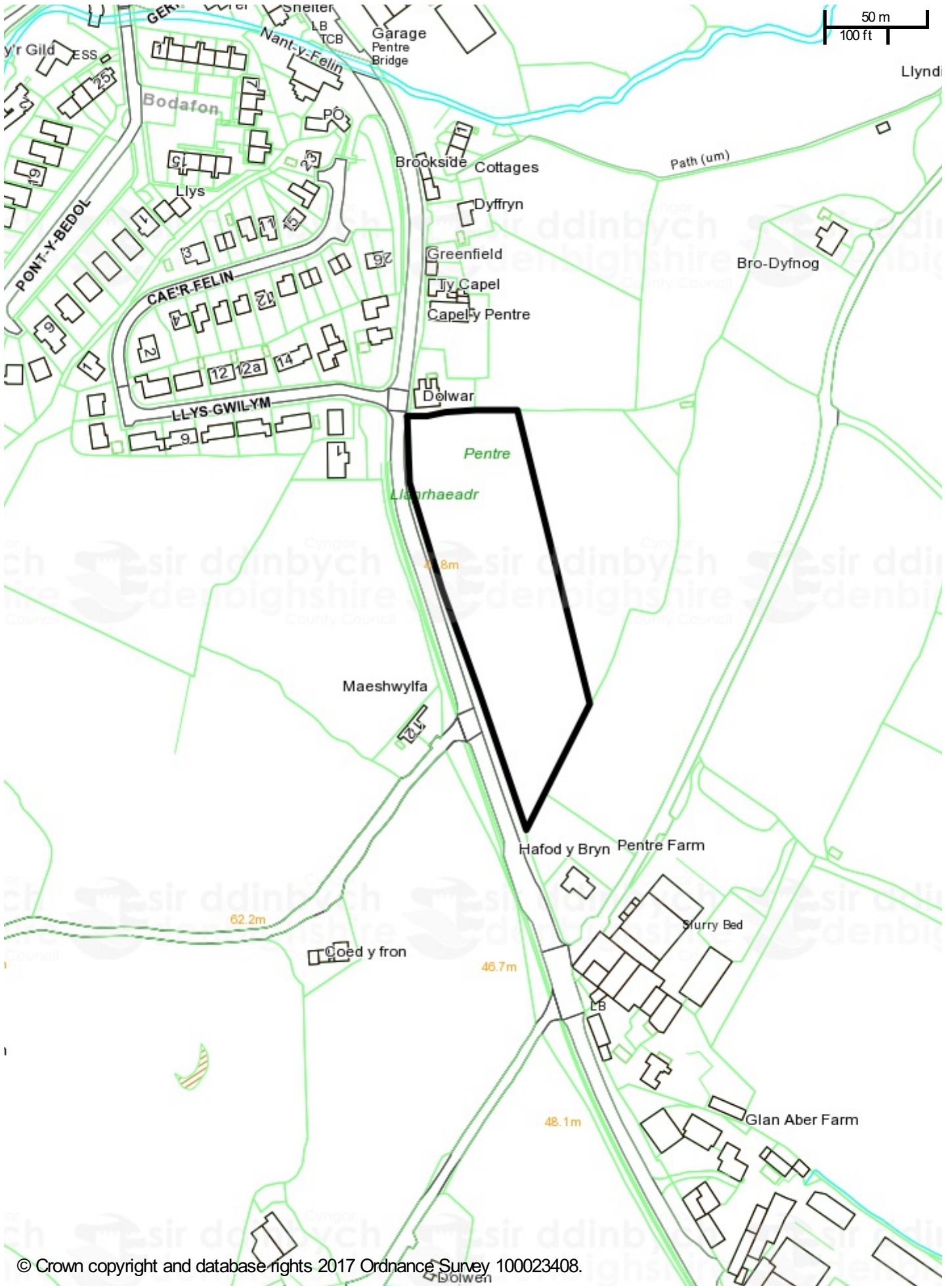
**AELOD WARD:** Y Cyng. Joseph Welch (c)

**RHIF Y CAIS:** 23/2016/0557/PO

**CYNNIG:** Datblygu 1.2 hectar o dir drwy godi 33 annedd (cais amlinellol yn cynnwys mynediad a chynllun)

**LLEOLIAD:** Tir ger Dolwar Llanrhaeadr Dinbych

Mae tudalen hwn yn fwriadol wag



© Crown copyright and database rights 2017 Ordnance Survey 100023408.

23/2016/0557

Scale: 1:2500

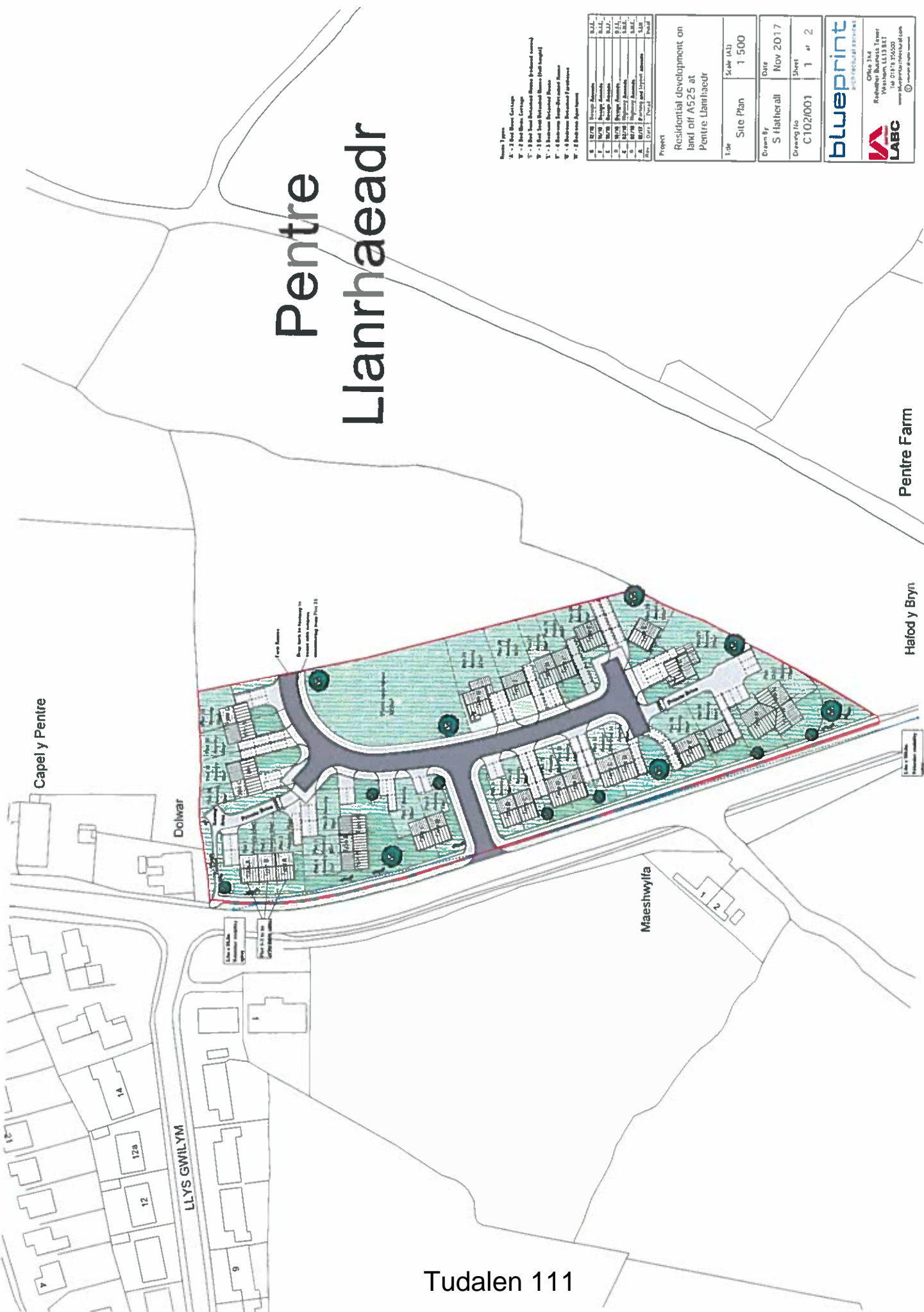
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# Pentre Llanrhaeadr

- Notes:
- 1 - 1 Bed House Cottage
  - 2 - 2 Bed House Cottage
  - 3 - 3 Bed House Cottage
  - 4 - 4 Bed House Cottage
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  - 20 - 20 Bed House Cottage

Code	Description	Area (sqm)	Volume (cu m)
1	1 Bed House Cottage	40.0	100.0
2	2 Bed House Cottage	60.0	150.0
3	3 Bed House Cottage	80.0	200.0
4	4 Bed House Cottage	100.0	250.0
5	5 Bed House Cottage	120.0	300.0
6	6 Bed House Cottage	140.0	350.0
7	7 Bed House Cottage	160.0	400.0
8	8 Bed House Cottage	180.0	450.0
9	9 Bed House Cottage	200.0	500.0
10	10 Bed House Cottage	220.0	550.0
11	11 Bed House Cottage	240.0	600.0
12	12 Bed House Cottage	260.0	650.0
13	13 Bed House Cottage	280.0	700.0
14	14 Bed House Cottage	300.0	750.0
15	15 Bed House Cottage	320.0	800.0
16	16 Bed House Cottage	340.0	850.0
17	17 Bed House Cottage	360.0	900.0
18	18 Bed House Cottage	380.0	950.0
19	19 Bed House Cottage	400.0	1000.0
20	20 Bed House Cottage	420.0	1050.0

Project	Residential development on land off A525 at Pentre Llanrhaeadr
Title	Site Plan
Scale (A3)	1:500
Drawn By	S Hatherall
Date	Nov 2017
Drawing No	C102/001
Sheet	1 of 2

**blueprint**  
RESIDENTIAL SERVICES

**LABC**  
LABC  
Residential Business Tower  
The Forum, Llanelli, SA41 1JL  
www.labc.org.uk





# ILLUSTRATIVE STREET ELEVATIONS



Tudalen 113

Rev	Date	Description	By	Check
0	10/16	Design Approved	S.H.	S.H.
1	10/16	Design Approved	S.H.	S.H.
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100	10/16	Design Approved	S.H.	S.H.

Title		Scale (A1)
Street Scene		1:300
Drawn By	Date	
S. Halvorall	Nov 2017	
Drawing No	Sheet	
C102/001	2 of 2	

Project	
Residential development on land off A525 at Pontre Harthacktr	

blueprint	
BY THE WAY OF DESIGN	

LABC	
Office 3rd Floor, Porsgrundsveien 113 B&T, 1401 Porsgrunn, Norway Tel: 011 73 55600 www.labc.no	



**WARD :** Llanrhaeadr-yng-Nghinmeirch

**WARD MEMBER:** Councillor Joseph Welch (c)

**APPLICATION NO:** 23/2016/0557/ PO

**PROPOSAL:** Development of 1.2 hectares of land by the erection of 33 no. dwellings (outline application including access and layout)

**LOCATION:** Land adjacent to Dolwar Llanrhaeadr Denbigh

**APPLICANT:** Field 4 Limited

**CONSTRAINTS:** None.

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

**LLANRHAEADR COMMUNITY COUNCIL:**

Response to initial consultation:

"Llanrhaeadr-yng-Nghinmeirch Community Council requests refusal of the above planning application for the following reasons. Following a meeting held on Tuesday evening 30<sup>th</sup> August 2016 and having discussed and assessed the written objections provided by local residence Mr. E. Williams (Dolwar) Ms. R. Evans (Hafod y Bryn) and Mr. J. James (Bro Dyfnog) Llanrhaeadr-yng-Nghinmeirch Community Council unanimously passed that the above planning should be rejected for the following reasons:  
(It is understood that the above letters of objection have also been submitted to Denbighshire County Council)

1. Lack of places available in local primary school due to capacity having been reached
2. Welsh Language Impact Assessment used for this application outdated
3. High risk of surface water flooding
4. Detrimental impact on Landscape
5. Overdensity of site for rural location
6. Road safety risk
7. Lack of affordable housing
8. Unimaginative layout of planned site
9. Lack of commercial demand for new housing in Llanrhaeadr
10. Loss of productive prime agricultural land

Below is a more detailed synopsis provided for each point as to why Llanrhaeadr-yng Nghinmeirch Community Council is requesting that this application be rejected:

1. Community Councillor Mr H E Williams who is also the Community Council's representative on the Board of Governors at Ysgol Bro Cinmeirch reported to the meeting on the 30<sup>th</sup> August that the school had now reached capacity. Councillors in the meeting felt that if this application was granted, those coming to live there would and should expect to be able to send their children to the local village school (Ysgol Bro Cinmeirch). If there were no spaces available in the school, which is currently the

situation, the families living on this new site would have to send their children to schools outside of Llanrhaeadr. This could have a detrimental impact on the integration of those living on this proposed site into village life. There would be an additional environmental impact due to additional journey time by parents taking their children to schools either in Rhuthun or Denbigh. Therefore for this reason this application should be rejected and not resubmitted until Denbighshire County Council has assessed the impact on the local school and how capacity can be increased at Ysgol Bro Cinmeirch to accommodate the possible increase in number of children requiring places.

2. The Community Councillors felt that the Welsh Language Impact assessment used for this application is outdated especially taking into consideration the difference in the reports finding regarding availability of places in the local school compared to the present reality as indicated in point 1 above. The Councillors also felt that the recommendations in the report as to how to encourage people moving onto this site to learn Welsh were weak and unimaginative. The Councillors would also bring to the attention of Denbighshire's Planning Committee the information provided in both Mr. E Williams and Ms. R Evans letters regarding the impact on the Welsh Language. They would like to express their concern that the granting of this application could have a detrimental impact on the Welsh language by tipping the linguistic balance of this Ward from being an area where Welsh is marginally in the majority to becoming a minority language. Therefore Community Councillors are requesting that a new Welsh Language Impact Assessment is completed before this application can be considered.
3. The Community Councillors on Llanrhaeadr's Council have many years' experience and knowledge of the local area. From this experience they wish to express their concurrence with the information provided in Mr E. Williams and Mr J. James letters regarding the possible pluvial flooding that occurs following heavy rain collecting on the road leading down opposite this site from Capel y Wern passed Maeshwylfa. It was reported to the meeting that there have been occurrences in previous years during heavy rainfall of surface water coming down the road from the direction of Capel y Wern and collecting at the bottom of the road junction by Maeshwylfa and overflowing onto the opposite field which is the proposed site in question here. This is confirmed in the NRW map included in Mr E Williams's letter. In addition to this it was noted by the Councillors the lack of Suitable Draining System in this application which is highlighted by both Natural Resources Wales and Dwr Cymru in their reports. It was also noted that no consultation had been carried out with the adjoining landowner, Ms. R. Evans, as to how surface water would be drained off and how this might affect her land.
4. The Councillors are concerned that building on this site would have a detrimental impact on the vista whilst approaching Llanrhaeadr. This should be a material consideration whether to grant this application as stated in chapter 6 of the Planning Policy Wales (PPW)
5. The Community Councillors raised concerns that with already an application for 15 houses having been granted on the field opposite this site, which was a 50% increase on what was proposed in the original LDP plan, and with this application proposal of 36 dwellings up from 23 as originally proposed in the LDP this would give Llanrhaeadr an urban feel due to the applications housing density rather than a village appearance.
6. When considering this application Llanrhaeadr Community Council are requesting that Denbighshire County Council pay particular attention to Mr J. James points on page three of his letter. The Councillors would like to express their concerns that with the application for 15 houses opposite this site already granted and if this application were to be granted the flow of traffic onto this stretch of road would increase significantly. It is now accepted that most households have two cars therefore with 51 houses located on these two sites there would be up to 100 cars requiring exiting and entering these two sites during the day. As highlighted in Mr. James letter there have been a number of accidents on this small stretch of road of which his family has personal experience. These accidents have occurred mainly due to cars either waiting to turn into the lane leading up to Capel y Wern or Pentre Llech or turning down towards Llanynys. With

already one site having received planning permission with 15 houses and with the entrance to this proposed site poorly positioned, as noted by Mr. James, on a blind crescent bend next to Dolwar there is an increased possibility of further accidents occurring on this already busy road.

7. The councillors expressed their disappointment in the number of affordable homes proposed.  
They feel that a significant increase in the number of affordable housing should be included if this application is to be granted which would allow more opportunity for young local families to stay in the area.
8. The Councillors expressed their disappointment with the unimaginative layout in this application. There appeared to be no consideration given as to how this site would blend in or how it would add or enhance the appearance of Llanrhaeadr.
9. The Councillors noted that opposite this site planning was granted over 12 months ago for 15 houses. Even though this site has been marketed widely since then no apparent buyer has come forwards to purchase and develop the site. Therefore the Councillors raised concerns in the meeting that there is no commercial demand at present for a site of this size and that it is premature to grant this application until demand can be demonstrated when the site opposite has been fully developed.
10. It was also noted by the Community Council that recently an application made to have a new drive crossing a field to a bungalow (Currig) which is located only 500 yards from this site towards Rhuthun was refused because it would remove productive agricultural land. Therefore on the same basis with this land being prime productive agricultural land this application should also be refused.

Response to consultation on additional information:

“Following the reapplication of this proposal, with only a slight amendment in the number of houses, in regards to the previous application, Llanrhaeadr yng Nghinmeirch Community Council’s view has not changed for the following reasons:

Lack of places available in local primary school due to capacity having been reached

1. Impact on the Welsh Language
2. High risk of surface water flooding
3. Detrimental impact on landscape
4. Urbanisation of rural location
5. Road safety risk
6. Affordable housing
7. Isolated community
8. Unimaginative layout of planned site
9. Loss of productive prime agricultural land

Below is a more detailed synopsis provided for each point as to why Llanrhaeadr-yng-Nghinmeirch Community Council is requesting that this application be rejected:

1. Ysgol Bro Cinmeirch has 94 children in the school, including Meithrin. and is now at capacity.  
The Community Council’s view is that if this application was granted, those coming to live there would and should expect to be able to send their children to the local village school (Ysgol Bro Cinmeirch).  
If there were no spaces available in the school, which is currently the situation, the families living on this new site would have to send their children to schools outside of Llanrhaeadr. This could have a detrimental impact on the integration of those living on this proposed site into village life. There would be an additional environmental impact due to additional journey time  
This application also fails to take into consideration current housing applications that have recently been granted (Application: 23/2018/0361), on land opposite this site for

15 houses and a further three houses (Application 23/2018/0268) on the road between Llanrhaeadr and Denbigh. From these eighteen dwellings there will also be children who will need access to the local primary school.

The application mentions that a contribution (5.21-4) will be made towards pupil spaces at Ysgol Bro Cinmeirch. It is the Community Councils view that the figures used in this section is outdated and does not take into consideration recent housing applications already agreed, as noted above.

2. Between 2001 and 2011 there was a fall of 9% in the number of Welsh speakers in the Ward of Llanrhaeadr yng Nghinmeirch. According to the 2011 census, Llanrhaeadr yng Nghinmeirch ward had just over 50% of residence who used Welsh as their main language. To prevent a further deterioration in the percentage of Welsh speakers' housing development in the village should be organic and designed to meet local need. Recently housing application opposite this site granted for 15 houses plus another three houses on the road between Llanrhaeadr and Denbigh, which included affordable houses, should meet with local need and preserve the linguistic balance that exists in the village and surrounding area. Further large scale development as proposed in this application goes beyond local need and would have a detrimental effect the percentage of Welsh speakers within this ward.
3. The Community Councilors on Llanrhaeadr's Council have many years' experience and knowledge of the local area. From their experience, they wish to express their concern regarding the possible pluvial flooding that occurs following heavy rain collecting on the road leading down opposite this site from Capel y Wern passed Maeshwylfa. This road acts as a riverbed funneling water down towards the main road, A525. In most cases the water gathers at the junction below without causing risk to this proposed sight but in exceptional circumstances, as happened in 2000 with exceptional high rain fall water pours down this road and across into the opposite field where this development will be built. The consequence will be that at least two and up to five of the houses on this site will be flooded by surface water before it can be dispersed by any proposed soak away system.
4. The Councilors are concerned that building on this site would have a detrimental impact on the vista whilst approaching Llanrhaeadr. This should be a material consideration whether to grant this application as stated in chapter 6 of the Planning Policy Wales (PPW)
5. The Community Councilors has concerns that with already an application for 15 houses having been granted on the field opposite this site, which was a 50% increase on what was proposed in the original LDP plan, and with this application proposal of 33 dwellings up from 23 as originally proposed in the LDP this would give Llanrhaeadr an urban feel due to the applications housing density rather than a village appearance.
6. When considering this application Llanrhaeadr Community Council would like to express their concerns that with the application for 15 houses opposite this site, with parking spaces for 30 cars, already granted and if this application, with parking spaces for 80 cars, were to be granted the flow of traffic onto the main Denbighshire artery road, A525, would increase significantly. It is now accepted, that most households have at least two cars therefore with a proposal for 48 houses located on these two sites there would be between 80 to 110 cars requiring exiting and entering these two sites at peak times during the day. As highlighted in the objection by Mr. James letter in the previous application there have been a number of accidents on this small stretch of road of which his family has personal experience. These accidents have occurred mainly due to cars either waiting to turn into lanes leading up to Capel y Wern, Pentre Llech, turning down towards Llanyyns or into Llys Gwilym housing estate. With already one site having receive planning permission with 15 houses and with the entrance to this proposed site poorly positioned, as noted by Mr. James, on a blind crescent bend next to Dolwar there is an increased possibility of further accidents occurring on this already busy road.

7. The councilors expressed their disappointment in the number of affordable homes proposed. They feel that a significant increase in the number of affordable housing should be included if this application is to be granted which would allow more opportunity for young local family's to stay in the area.
8. The Councilors feel that due to the location of this site it would become isolated from the rest of the village. In theory the village shop and school is within walking distance from this site. But in reality because the A525 which dissects the village, with increase traffic on this road, which will not be reduced by the addition of this site and the agreed site for 15 houses across the road people living in this new development will be reluctant to walk to the village as they will need to cross this busy road. Therefore due to the location of this site residence are more likely to take children to school or to go shopping by using their car rather than walk or go by bike. This would therefore go contrary to the Welsh Government Active Travel Act which placed obligations on councils to continually improve routes for walking and cycling
9. The Councilors are disappointed with the unimaginative layout in this application and lack of play areas for children. There appeared to be no consideration given as to how this site would blend in or how it would add or enhance the appearance of Llanrhaeadr.
10. It was also noted by the Community Council that this site if approved would remove productive agricultural land.

Response to consultation on additional information:

Further to the amended plans/additional information as per your cover letter dated 4th January 2019 the observations of Llanrhaeadr-yng-nghinmeirch Community Council is exactly the same as per the objections made in following correspondence on your website:-

Document reference 1815021 dated 6th September 2016 on the website.

Document reference 2245010 dated 1st June 2018 on the website.

Document reference 2365830 dated 28th November 2018 on the website.

**NATURAL RESOURCES WALES:**

No objection.

**DWR CYMRU / WELSH WATER:**

No objection.

**WALES AND WEST UTILITIES:**

No objection, make applicant aware of utilities in the area.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

**Highways Officer:**

No objection subject to conditions.

**Ecologist:**

No objection

**Land Drainage Engineer:**

No objection

**Strategic Housing and Planning Officer:**

It is noted that the indicative number of housing units is now 33 as opposed to 36 on the original application. It is considered that the density is acceptable under the requirements of Policy RD1.

The application site is allocated for housing under policy BSC 1 in the adopted Denbighshire Local Development Plan.

It is noted that the proposals include 10% affordable housing provision, on-site, which is in line with the minimum requirements of LDP policy BSC 4. It is indicated that 3 affordable units are to be provided on-site with the remaining 0.3 of a dwelling payable via a commuted sum.

The proposal makes provision for on-site open space the deficiency will be addressed via a commuted sum.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Elfed Williams, Dolwar, Llanrhaeadr Robin Hill, 5 Tan y Castell, Ruthin

Jeremy James, Bro Dyfnog, Llanrhaeadr, Denbigh

Rhian Evans, Hafod Y Bryn, Llanrhaeadr Ruth Williams, Glan Aber Farm, Llanrhaeadr B&I

Lewis, 2 Llys Gwilym, Denbigh

Rachel Pigott, 9, Cae'r Felin, Llanrhaeadr

Geraint & Glenys Williams, Pentre Pella, Llanrhaeadr Y.C., Eryl L. Williams, Pentre Llech,

Llanrhaeadr Y.C. Sheila Hughes, 2, Maes Hwylfa, Llanrhaeadr Arthur Webber, Penra Isa,

Llanrhaeadr

Summary of planning based representations in objection:

Principle

- Not acceptable in principle - no need for additional housing

Residential amenity

- Impact on residential amenity of existing properties adjacent to the site

Highways

- Impact on highway safety on the A525

Drainage

- Surface water drainage information inadequate
- Development likely to result in additional flooding

Visual amenity

- Detrimental impact upon the character of the village

Biodiversity

- The development would have an unacceptable impact upon the biodiversity of the site

Open space provision

- Proposed space is limited – nearest play facilities are some distance away

Education provision

- It is questioned if Llanrhaedr can accommodate so many new dwellings in terms of school places

Welsh Language

- Inadequate assessment of impact on Welsh language

**EXPIRY DATE OF APPLICATION: 21/09/16**

**EXTENSION OF TIME AGREED: 15/02/19**



## **REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant
- re-consultations / further publicity necessary on additional information
- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 The proposal seeks outline planning permission for the development of 1.2 ha of land adjacent to Dolwar, Llanrhaeadr for residential purposes.
- 1.1.2 Access to the site and layout is included for consideration, while all other matters (landscaping, scale, appearance) are reserved for submission at a later date.
- 1.1.3 Owing to the linear nature of the site, the layout is based around the spine road with the public open space proposed on the eastern side of the site.
- 1.1.4 The plans show 33 dwellings arranged at various angles to one another relative to the access road and A525. The documents indicate there would be 8 different house types to include: 7 detached dwellings, 14 semi-detached dwellings, 6 x3 unit terraced dwellings, and 6 apartments.
- 1.1.5 The main access to the site would be from A525. No other public vehicular accesses are proposed. An agricultural access would be retained on the north eastern side to the adjacent farmland.
- 1.1.6 Surface water drainage is proposed to be dealt with within the site utilising 'infiltration'/soak away methods. Foul drainage is to be dealt with via connection to the mains sewer system.
- 1.1.7 The application is accompanied with reports on the following:
  - Ecology,
  - Arboriculture
  - Highways
  - Drainage strategy and water conservation
  - Community and Linguistic impact statement
- 1.1.8 The plans at the front of the report show the indicative layout and the proposed point of access.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is located on the southern fringe of Llanrhaeadr. It is bound to the north by the dwelling Dolwar. To the west is the A525. To the east and south of the site are open fields. To the west is a new residential development of 15 dwellings currently under construction.
- 1.2.2 The site boundaries are predominantly defined by estate-type railings and hedges. The land is relatively level.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is allocated for housing development in the adopted Local Development Plan.

#### 1.4 Relevant planning history

- 1.4.1 There is no relevant planning history to this site.

#### 1.5 Developments/changes since the original submission

1.5.1 Following the initial submission to the planning authority and having regard to subsequent consultation responses, additional information was sought from the applicants on a number of issues in order to progress the application, including in relation to highways and general site layout.

1.5.2 This information has been submitted and assessed by the relevant technical consultees in drafting their responses.

1.6 Other relevant background information

1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

2.1 None.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy RD5** – The Welsh language and the social and cultural fabric of communities

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC3** – Securing infrastructure contributions from Development

**Policy BSC4** – Affordable Housing

**Policy BSC11** – Recreation and open space

**Policy VOE1** – Key Areas of Importance

**Policy VOE5** – Conservation of natural resources

**Policy VOE6** - Water management

**Policy ASA1** – New transport infrastructure

**Policy ASA3** – Parking standards

3.1 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access for all

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Landscaping New Developments

Supplementary Planning Guidance Note: Planning and the Welsh Language

3.2 Government Policy / Guidance

Planning Policy Wales Edition 10

Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 18: Transport

TAN 20: Planning and the Welsh Language

Development Management Manual 2016

WGC 16/2014 The Use of Planning Conditions for Development Management

3.3 Other material considerations

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned. The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of Development
- 4.1.3 Mix and tenure
- 4.1.4 Affordable Housing
- 4.1.5 Visual amenity (including setting of listed buildings)
- 4.1.6 Residential Amenity
- 4.1.7 Ecology
- 4.1.8 Drainage (including flooding)
- 4.1.9 Highways (including access and parking)
- 4.1.10 Impact on Welsh Language and Social and Cultural Fabric
- 4.1.11 Education
- 4.1.12 Open Space

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

Policy BSC 1 states that new housing within the County is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

The site is allocated for housing development in the Denbighshire Local Development Plan, and the application proposes the development of the entire site for residential purposes.

In acknowledging concerns over the need for the development, it has to be recognised that the site is allocated in the adopted Development Plan for housing purposes, and would make a positive contribution to meeting identified housing needs.

It should also be noted that the Denbighshire County Council Corporate Plan (2017-2022) commits the Council to supporting the development of 1000 homes in the county over the next 4 years. This proposal would make a positive contribution to meeting that target.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 1.65 years supply of available housing land against a minimum National requirement of five years. This shortfall is a significant material consideration in determining this application.

With respect to comments received, and having regard to the shortage of housing land within Denbighshire, it is considered that the principle of developing this allocated housing site within the development boundary of the town is acceptable, and the determination of the application should rest primarily on the assessment of the local impacts of the proposal.

#### 4.2.2 Density of Development

Policy RD1 test ii) seeks to make the most efficient use of land and advocates a minimum density of 35 dwellings per hectare unless there are local circumstances that dictate a lower density.

Supplementary Planning Guidance Note 'Residential Development' reinforces the need for developments to make the best use of land available for residential development in line with Policy RD 1. The Site Development Brief for the site advises that a lower density may be permissible given the prominent nature of the site.

The table in Policy BSC 1 refers to an indicative number of 23 dwellings on the site. The layout proposes 33 dwellings across the 1.2ha site - a density of approximately 28 dwellings per ha.

With respect to the comments received in relation to the appropriateness of the layout, the Local Planning Authority has to balance the need for efficient use of land, delivering sufficient housing and respecting the character of the area. Officers consider the density to be reasonable for the site, achieving a balance between the need to make efficient use of land and protecting the amenity of the area.

#### 4.2.3 Mix of dwelling types

Local policy BSC1 sets out that 'Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.' This requirement goes beyond the provision of market and affordable houses, and includes the mix of houses addressing the findings and results of the latest local housing market assessment (LHMA).

A mix of two to four bedroom units of varying sizes is proposed on the site which is considered suitable and within the terms of planning policy.

#### 4.2.4 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure that all developments of 3 or more residential units provide a minimum of 10% affordable housing. Developments of 10 or more are expected to make on site provision and development of less than 10 residential are expected to make provision by way of financial contribution.

The Council's Strategic Planning and Housing section has advised there is an identified need for affordable housing in the area and accept the principle of the provision of 3 on site units and a commuted sum.

The application specifies that the development will meet the Council's Affordable Housing policy, the number and tenure of which would be agreed with the Council.

As the application is seeking approval of a specific number of dwellings, it would be necessary to secure affordable provision through a suitable Obligation under S106 of the Planning Act. If a permission were to be considered, this would need to be subject to completion of such an agreement.

#### 4.2.5 Visual Amenity.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of

land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised that the proposed dwellings appear out of character with the rural setting in terms of layout and density.

Officers accept that there will inevitably be some visual amenity impact from housing development in this location, but in respecting the concerns expressed, it is not considered reasonable to oppose the application on this basis, given the allocation of the site for residential development. Whilst Officers accept there are limitations on the site layout, it is constrained by the linear nature of the site, the need to achieve the numbers of dwellings, open space and access.

Whilst it is not possible to assess the detailed visual impact of the dwellings at this stage as the application is in outline form with no approval sought for details of appearance etc., it is not considered that the development proposed would give rise to visual impacts sufficient to merit a refusal of outline permission. Key to the proposal will be the detailing and landscaping of the road elevations. This is to be assessed and controlled at reserved matters stage.

#### 4.2.6 Residential Amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc. Supplementary Planning Guidance 'Residential Development Design Guide' offers guidance on what separation distances are usually considered acceptable in residential developments.

Concerns have been raised in relation to the potential impact of the development on the amenity of existing neighbouring properties.

With regard to concerns relating to disturbance resulting from works during the construction process, it is considered reasonable to condition the submission of a Construction Environment Management Plan to cover details such as hours of operation etc.

Whilst noting the comments received in relation to residential amenity, in the absence of full details of the dwelling types, it is not possible or appropriate to consider specific residential amenity issues at this point. These would normally be dealt with at reserved matters stage, when the full impact of development and proximity to existing property can be fully assessed. However, it should be noted that the layout shows that adequate separation distances (as advised in SPG Residential Development) can be achieved between Dolwar and the closest dwellings on the site. At this stage, therefore, the application is considered acceptable in terms of residential amenity.

#### 4.2.7 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 10) (Section 5.2), current legislation and Conservation and Enhancement of Biodiversity SPG (2016), which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

An ecological survey has been submitted and neither NRW nor the County Ecologist have raised an objection to the proposal.

The proposals are therefore considered acceptable in relation to impact on ecology. Final details of the wildlife corridor can be secured through planning condition.

#### 4.2.8 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (PPW 10) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'.

Planning Policy Wales (PPW 10) Section 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed.

There are individual objections from residents on drainage grounds.

The site is not located in a flood risk area. Regarding surface water run-off, a combined system to deal with roof water and highway surface water is proposed. This would feed into a soakaway area. The infiltration characteristics of the land have been tested and are suitable to accommodate the soakaway. Details of the future management and maintenance of the private soakaways have not been submitted, but can be controlled through planning condition.

In respect of surface water drainage, NRW and the County Land Drainage Engineer have not raised an objection to the proposed means of dealing with surface water drainage.

Foul sewage is proposed to be dealt with via main sewers. In respect of foul drainage, Dwr Cymru confirm there are no capacity issues in the public sewerage system or the treatment works in connection with the proposal to develop the site. Dwr Cymru have not raised an objection to the proposed means of foul drainage and have confirmed that the foul sewage system would be adopted by Dwr Cymru, and would be subject to through its own legislation.

Officers consider that sufficient information has been submitted to demonstrate that foul and surface water can be acceptably managed. The proposals are therefore considered acceptable in relation to drainage subject to appropriate conditions being imposed.

#### 4.2.9 Highways (including accessibility and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (PPW 10) and TAN 18 – Transport, in support of sustainable development.

Concerns have been raised that the local highway infrastructure would not be able to accommodate the development and that the proposal does not adequately demonstrate how safe access can be achieved.

The plans have been assessed by the Highway Officers, and extensive negotiations have taken place between Officers and the Applicants / agents to ensure there is adequate information to assess the highway impacts of the proposals on the locality.

The Highway Officer has concluded that there are no highway grounds to justify refusal of permission and that conditions could reasonably be imposed which meet the circular tests for the control of highway issues.

The application seeks approval of the access and is accompanied by a layout plan showing the proposed vehicular access/egress point. The site would be linked to the village via a footway running along the front of the site. An open verge is proposed along the footway to ensure visibility is retained in a north and south direction on the A525.

In Officers' opinion, based on the conclusions of the Highway Officers, the proposal adequately demonstrates that the existing highway infrastructure is capable of accommodating the development, and it includes sufficient improvements and mitigation solutions to make it acceptable, subject to relevant controls being imposed through planning conditions.

#### 4.2.10 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan. However, subsequent to the adoption of the Local Development Plan the Welsh Government has issued further advice and policy on the subject. It is no longer justified to expect a planning application on an allocated housing site to demonstrate its impact upon the Welsh language and community as that will have been assessed at allocation stage.

The Community Linguistic Statement submitted with the application concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language.

The impact of development on the Welsh language has been assessed during deliberations on the Local Development Plan. On the basis of the information submitted, in Officers' opinion a residential development on this site would not by virtue of its size, scale, and location give rise to significant harm to the character and language balance of the community.

#### 4.2.11 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be

provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

In previous consultations the Education Section have provided capacity figures for the nearest school Ysgol Bro Cinmerch. The figures identified that the school was close to capacity and it was suggested that a contribution of £48,000 would be required to make up for a three student shortfall. The latest figures have not been received to date but Officers understand these are not likely to differ significantly from previous years. The formal response from the Education section will be included on the late information sheets. The developer has advised it is proposed to provide a financial contribution towards education.

In Officers opinion, there is the potential for there to be a shortfall in education provision within the area. The relevant contribution would need to be secured through a Section 106 Obligation.

#### 4.2.12 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

Open space is proposed on site with the remainder to be dealt with through the provision of a commuted sum. Policy Officers accept this approach. The relevant contribution would need to be secured through a Section 106 Obligation.

### Other matters

#### Well – being of Future Generations

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 The report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable having regard to relevant policies and guidance.

5.2 Members are respectfully reminded that the application is for outline permission on a site allocated for housing in the adopted Local Development Plan. Based on the responses to consultation, and in respecting the representations made, Officers do not consider there are reasonable grounds to resist the grant of permission.

5.3 It is therefore recommended that Members resolve to grant planning permission subject to:-

1. Completion of a Section 106 obligation to secure:
  - i. The relevant affordable housing provision and contribution
  - ii. The relevant commuted sum in relation to education provision
  - iii. The relevant sum in relation to open space provision



The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

2. Compliance with the following conditions:

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
  - (i) Site plan (Drawing No. C102/001 sheet 1 of 2 Rev G) received 18 December 2018
  - (ii) Street Scene (Drawing No. C102/001 sheet 2 of 2 Rev. G) received 18 December 2018
  - (iii) Block plan (Drawing No. C102/002 sheet 1 of 1 Rev. A) received 18 December 2018
  - (iv) Location plan received 18 December 2018
5. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of dust and dirt during construction;
  - vii) a scheme for recycling/disposing of waste resulting from construction works;
  - viii) the hours of site works and deliveries; and
  - ix) a route plan for all vehicles connected with the development arriving at and leaving the site.The approved Statement shall be adhered to throughout the construction period.
6. No development shall be permitted to commence until the detailed layout, design, street lighting, signing, drainage and construction of the internal estate road, access to the site, footway adjacent to the existing highway and associated highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
7. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use.
8. No development shall commence until details of a scheme for the disposal of foul and surface water from the development, incorporating sustainable drainage principles and including phasing/timing of provision and subsequent management and maintenance arrangements, has been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed in accordance with the approved details.
9. A landscape and public open space management plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

10. Prior to the commencement of any development a local employment strategy, containing details of measures which contribute to the promotion of local employment and training in association with the development, shall be submitted to and approved by the local planning authority. The local employment strategy shall be implemented in accordance with the approved details.
11. The development hereby approved shall be undertaken in accordance with the mitigation, compensation and enhancement measures set out in the submitted ecological assessment.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
6. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
7. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
8. To ensure the development is served by a satisfactory drainage system.
9. To ensure the Public Open Space provided is maintained and operational in perpetuity in the interests of amenity.
10. In the interest of protection of local employment.
11. In the interests of nature conservation.

**WARD:** Trefnant

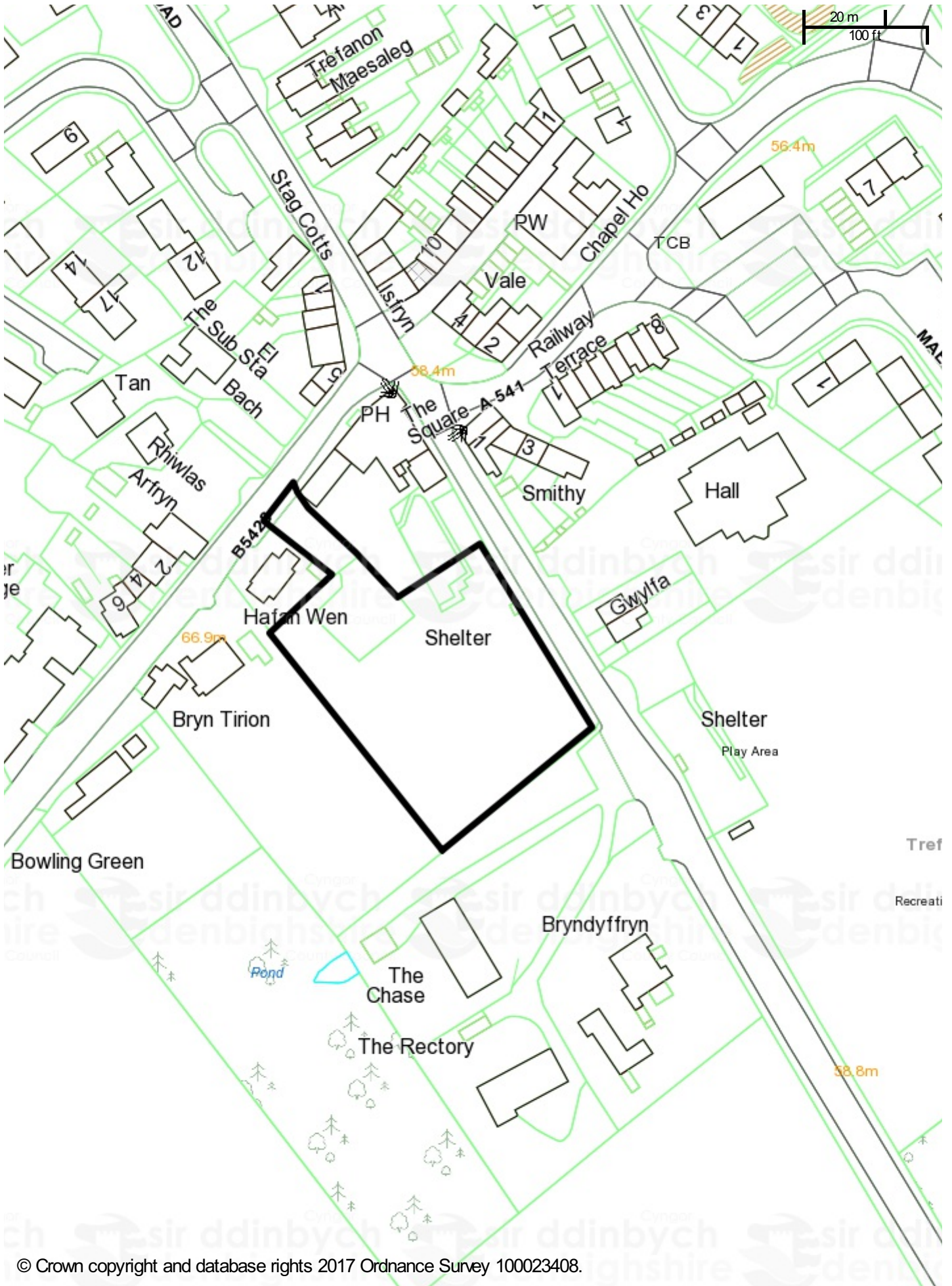
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WARD:** Y Cyng. Meirick Lloyd Davies (c)

**RHIF Y CAIS:** 30/2018/0969/ PF

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parcio a gwaith cysylltiedig

**LLEOLIAD:** Tir ger Trefnant Inn    Trefnant    Dinbych

Mae tudalen hwn yn fwriadol wag



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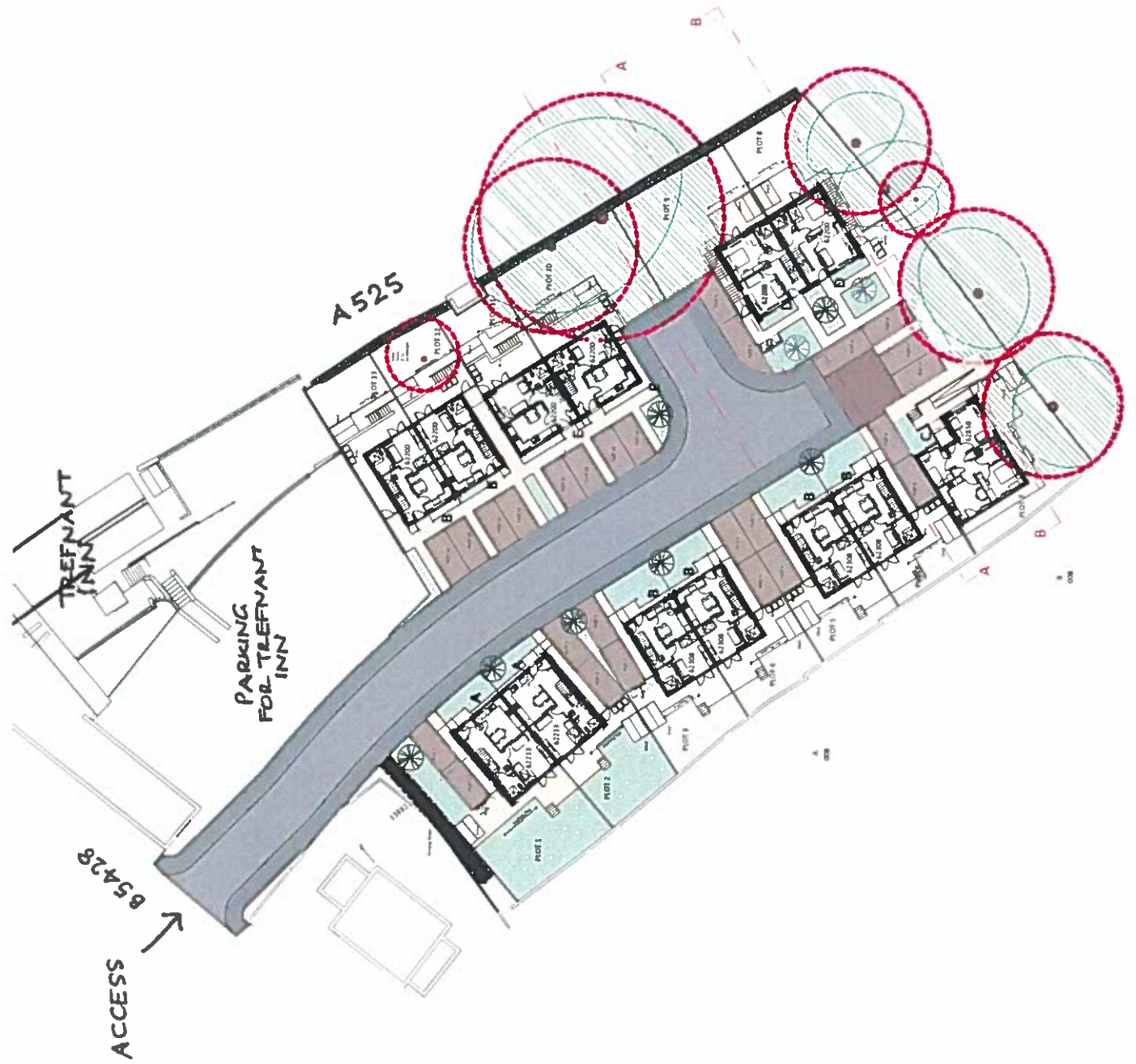
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# PROPOSED LAYOUT

Refer to Caulmert road layout drawings for levels



NO.	REVISIONS	DATE	BY	CHKD BY
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2	REVISED PER COMMENTS	15/01/2024	AG	AG
3	REVISED PER COMMENTS	15/01/2024	AG	AG
4	REVISED PER COMMENTS	15/01/2024	AG	AG
5	REVISED PER COMMENTS	15/01/2024	AG	AG
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50	REVISED PER COMMENTS	15/01/2024	AG	AG

TREFNANT INN SITE  
for CARTREFI CYMUNEDOL  
GWYNEDD

PROPOSED GROUND  
FLOOR SITE PLAN

DATE: 15/01/2024  
SCALE: 1:200  
PROJECT: TREFNANT INN  
DRAWN BY: AG  
CHECKED BY: AG

C918 005 Q

**AG | AINSLEY COMMON**  
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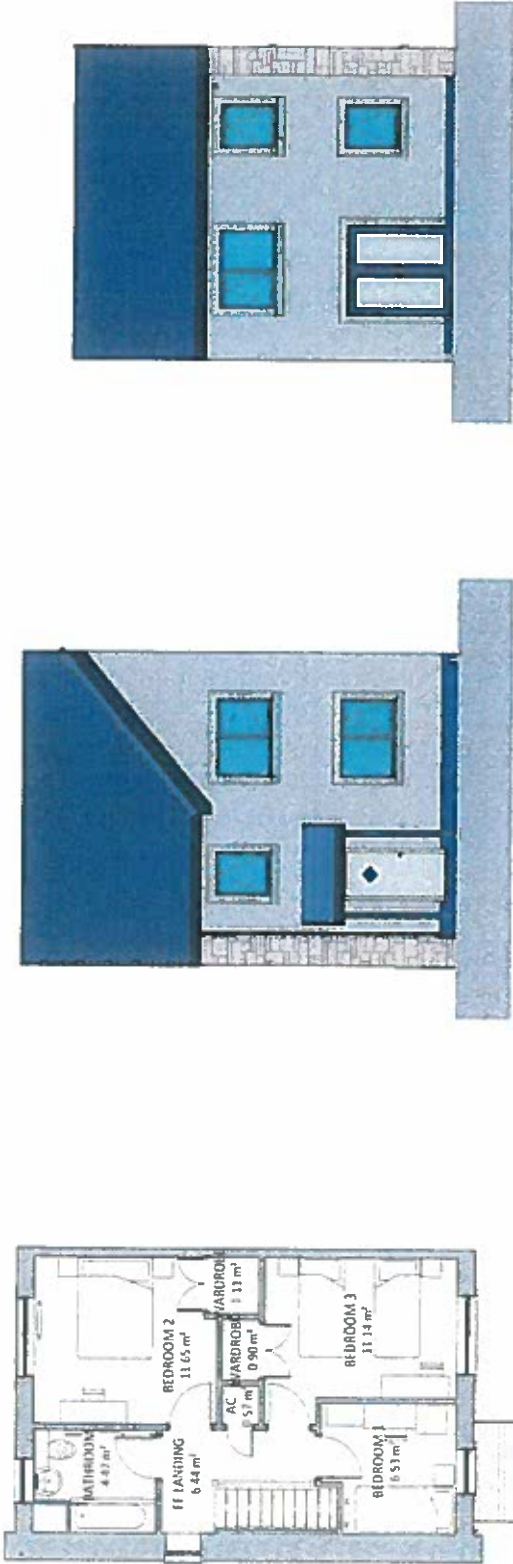






**HOUSE TYPE A  
PLOTS 1-2**

(PLOT 1 HANDED)  
FLOOR AREA = 91.34m<sup>2</sup>  
2 BEDROOM/4 PERSON



**FIRST FLOOR PLAN**

1 : 100

**FRONT ELEVATION**

1 : 100

**REAR ELEVATION**

1 : 100

NO	DESCRIPTION	DATE	BY

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**PROJECT**  
TREFNANT INN SITE  
for CARTREFI CYMUNEDDOL  
GWYNEDD

**DRAWING TITLE**  
HOUSE TYPE A -  
PLANS & ELEVATIONS

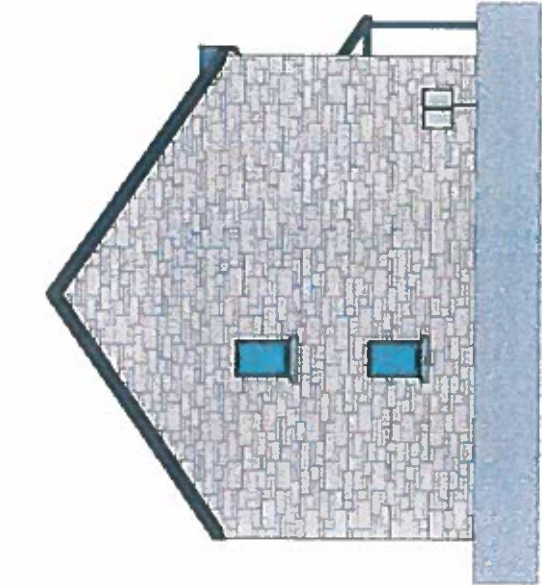
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STATUS			
PLANNING			
JOB NO	DRAWING NO	REVISION	
C918	101		

**AG | A** AINSLEY  
COMMON  
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www.ainsleycommon.co.uk

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A3



**GABLE ELEVATION**

1 : 100



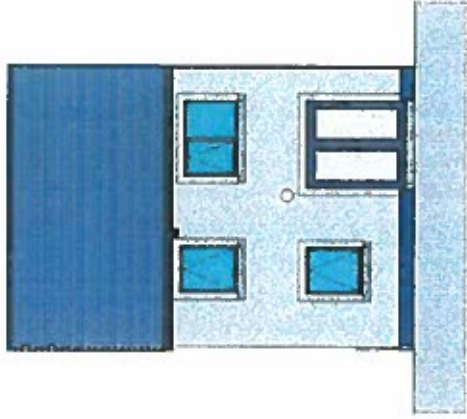
**GROUND FLOOR PLAN**

1 : 100

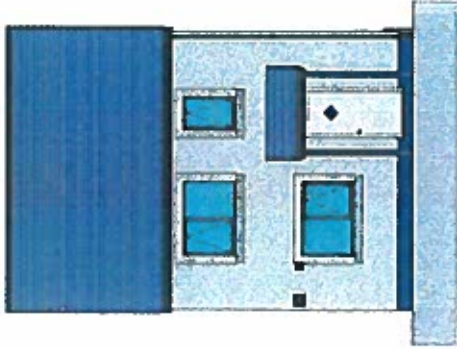
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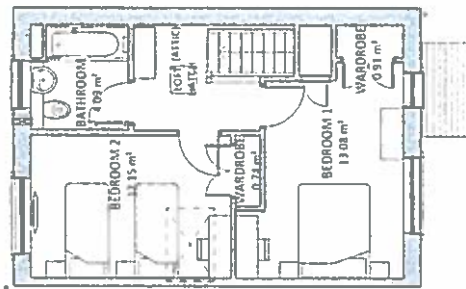
**HOUSE TYPE B**  
**PLOTS 3-6**  
 (PLOTS 4 & 6 HANDED)  
 FLOOR AREA = 80.6m<sup>2</sup>  
 2 BEDROOM/4 PERSON



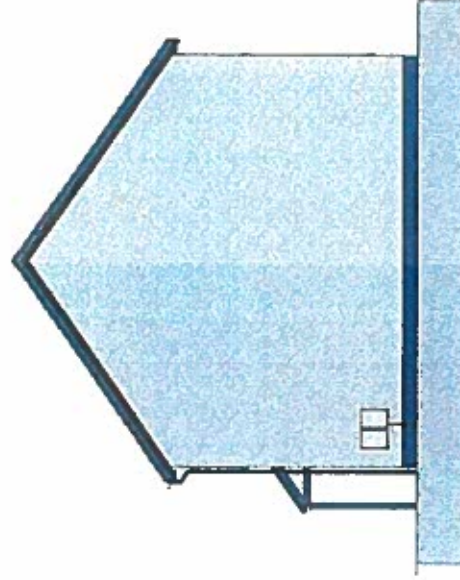
**REAR ELEVATION**  
 1 : 100



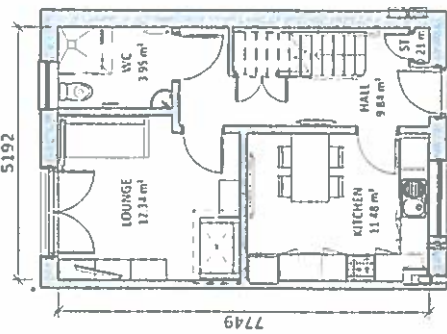
**FRONT ELEVATION**  
 1 : 100



**FIRST FLOOR PLAN**  
 1 : 100



**GABLE ELEVATION**  
 1 : 100



**GROUND FLOOR PLAN**  
 1 : 100

NO.	DESCRIPTION	DATE	BY

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**PROJECT**  
**TREFNANT INN SITE**  
**for CARTREFI CYMUNEDOL**  
**GWYNEDD**

**DRAWING TITLE**  
**HOUSE TYPE B**  
**PLANS & ELEVATIONS**

**SCALE** | **DATE** | **DRAWN** | **CHECKED**  
 1 : 100 @ A1 | 27/09/18 | RWJ | JAM

**DRAWING STATUS** | **PLANNING**

**JOB NO.** | **DRAWING NO.** | **REVISION**  
 C918 | 102

**AG | A** **AINSLEY GOMMON ARCHITECTS**

THE OFFICE IS 17.7m x 11.6m (total area 205.62m<sup>2</sup>)  
 The Plot Is 17.10m x 11.6m (total area 197.52m<sup>2</sup>)

PRINTED 28/09/2018 12:16:26 **A3**



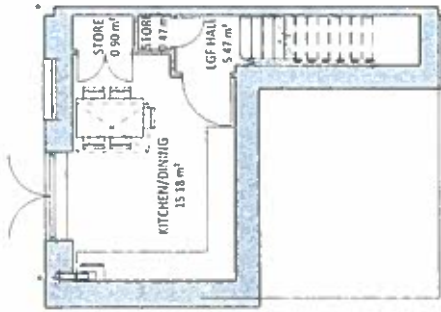




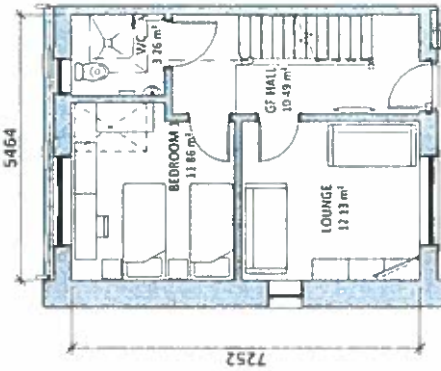




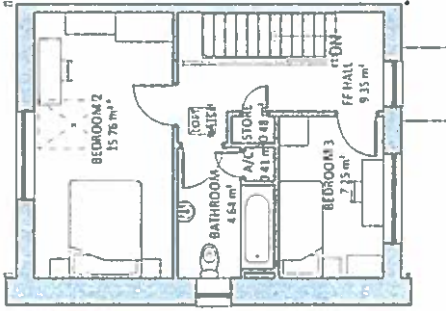
**HOUSE TYPE D**  
**PLOTS 8-9**  
 (PLOT 8 HANDED)  
 FLOOR AREA = 101.72m<sup>2</sup>  
 3 BEDROOM/5 PERSON



**LOWER GROUND FLOOR PLAN**  
 1 : 100



**GROUND FLOOR PLAN**  
 1 : 100



**FIRST FLOOR PLAN**  
 1 : 100

NO.	DESCRIPTION	DATE	BY

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**PROJECT**  
**TREFNANT INN SITE**  
**for CARTREFI CYMUNEDOL**  
**GWYNEDD**

**DRAWING TITLE**  
**HOUSE TYPE D -**  
**PLANS & ELEVATIONS**

SCALE	DATE	DRAWN	CHECKED
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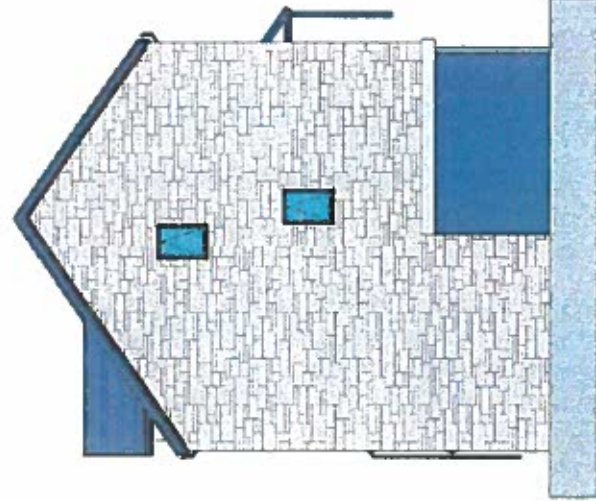
DRAWING STATUS	PLANNING

JOB NO.	DRAWING NO.	REVISION
C918	104	

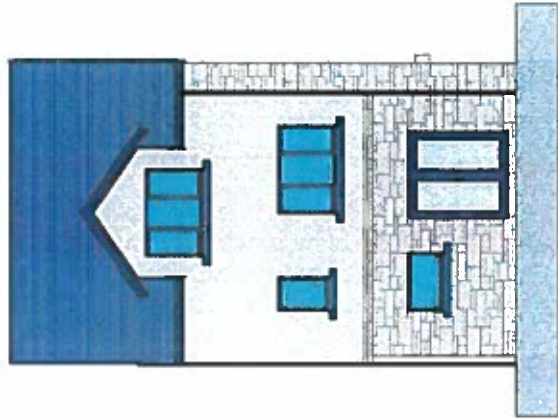
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**AINSLEY COMMON ARCHITECTS**

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**GABLE ELEVATION**  
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**REAR ELEVATION**  
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**FRONT ELEVATION**  
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**WARD :** Trefnant

**WARD MEMBERS:** Councillor Meirick Lloyd Davies (c )

**APPLICATION NO:** 30/2018/0969/ PF

**PROPOSAL:** Erection of 13 No. affordable dwellings including access, parking and associated works

**LOCATION:** Land adjacent to The Trefnant Inn Trefnant Denbigh

**APPLICANT:** Mr Ian Gillespie, Cartrei Cymunedol Gwynedd Cyf

**CONSTRAINTS:** Listed Building Conservation Area

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

TREFNANT COMMUNITY COUNCIL:

“Observations:

1. The proposed number of dwellings is too large for the site.
2. The access onto Henllan road is in a difficult position where there are already problems with the speed and volume of traffic so close to the school and traffic lights.
3. The proposed size of the development and consequential increase in the number of vehicles using the access onto the road will only make the existing problems worse.”

NATURAL RESOURCES WALES

No objections

DWR CYMRU / WELSH WATER

No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

No objections

LEAD LOCAL FLOOD ENGINEER

No objections

Conservation Officer

No objections

Ecologist

No objections



Arboricultural Officer  
No objections

## **RESPONSE TO PUBLICITY:**

### In objection

Representations received from:

Dewi & Gwenda Poole, Hafan Wen, Henllan Road, Trefnant Daneil Coulton, Trefnant Inn, Trefnant  
E M Davies, Bryntirion, Trefnant E. Carey, The Chase, Trefnant Mr G Jones, Y Berllan Bach, Henllan Road, Trefnant

Summary of planning based representations in objection:

- Number of dwellings too great for the site

### Highways

- The proposal would be harmful to the safe and free flow of traffic on the highway as a result of the number of cars generated by the development that would have to use the access.
- The access is inadequate for the number of dwellings proposed.
- Insufficient turning space for refuse wagons within the site

### Drainage

- Insufficient sewage capacity for the number of dwellings.

### Impact on public house

- The proposal would have an adverse impact on the public house by reducing the parking and the turning area for delivery vehicles

### Visual amenity

- Development out of character with the setting.

### Residential amenity

- Concerns in relation to the potential impact of the development on the amenity of existing neighbouring properties, in particular the distances between Hafan Wen and Plot 1.

**EXPIRY DATE OF APPLICATION: 17/12/2018**

**EXTENSION OF TIME AGREED? 15/2/18**

## **REASONS FOR DELAY IN DECISION (where applicable):**

- delay in receipt of key consultation response(s)
- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 This application seeks full planning permission for the erection of 13 affordable social rented dwellings which comprise of 4 semi-detached three bedroom dwellings, 8 semi-detached two bedroom dwellings and 1 bungalow. Permission is also sought for associated access, parking and infrastructure including drainage, bin storage and landscaping.



- 1.1.2 The external walls of the proposed dwellings would be faced in a combination of render and stone with a blue engineering brick plinth. The uPVC double glazed windows are shown within a rendered surround and the roof material would be fibre cement slate. Each dwelling would have a tarmac drive with space for two vehicles to park, a patio and a laid to lawn garden. A shed and bin store is proposed within each individual plot.
  - 1.1.3 The associated works include alterations to the existing access onto the B5428 and the creation of a pedestrian link to the village centre, which can be seen on the site plan at the front of the report. A parking area is retained for use in connection with the Trefnant Inn.
  - 1.1.4 The application is accompanied by a Design and Access Statement, an Arboricultural Report, and an Ecological Assessment.
- 1.2 Description of site and surroundings
- 1.2.1 The site is located on the southern edge of the village of Trefnant, adjacent to the Trefnant Inn, which is a grade II listed building. Along the eastern boundary of the site is the A525. Access to the site is proposed from the northern side, off the B5428, at a point approximately 40 metres west of the traffic lights in the centre of the village.
  - 1.2.2 Development in the surrounding area is generally residential, with a mix of designs and materials. There are also commercial and community uses within the vicinity; a public house, newsagents, fish and chip shop, village hall and primary school.
  - 1.2.3 The site has been used historically , in part, as informal parking for the patrons of Trefnant Inn. The remainder of the site is scrub/grassland which appears to have no formal use.
  - 1.2.4 The site boundaries are generally defined by existing planting – some mature native species such as ash and oak trees and hedgerows. The boundary to the north-west is a 3 metre high leylandii hedge. The boundary along the A525 is a combination of low stone wall and hedgerow.
  - 1.2.5 To the south of the site is the dwelling The Chase (approximately 10 metres from the south western tip of the site boundary) whilst to the north is the dwelling Hafan Wen (approximately 7 metres from the northern boundary of the site).
- 1.3 Relevant planning constraints/considerations
- 1.3.1 The site is located within the development boundary of Trefnant, and abuts the southern edge of the village's conservation area. There is no specific use allocation on the site in the Local development Plan.
  - 1.3.2 Immediately to the north of the site is the Trefnant Inn, a grade II listed building.
- 1.4 Relevant planning history
- 1.4.1 The site has been subject to four previous planning applications for residential development; one in 2003, another in 2004, a refusal in 2011 and a consent for 8 dwellings in 2013 . On the first two occasions the applications were withdrawn owing to insufficient information to assess likely impacts upon protected species. The application for 11 dwellings was refused at Committee, on the grounds of highway safety, impact upon viability of the public house, impact upon character and setting of the listed building and insufficient open space being provided within the site. The subsequent resubmission for 8 dwellings was approved at planning committee.

1.5 Developments/changes since the original submission

- 1.5.1 The site layout has been amended to take into account concerns raised by the Council's Tree Officer, and concerns of Officers in relation to separation distances between dwellings.

1.6 Other relevant background information

- 1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

- 2.1.1 30/2011/1280 - Erection of 8 no. dwellings and associated works. GRANTED at committee .  
Decision date 11/06/2013

- 2.1.2 30/2010/0584/PF - Erection of 11 no. dwellings and associated works. REFUSED by committee 27<sup>th</sup> July 2011 for the following reasons:

"1. The Local Planning Authority consider the highway implications of a development of 11 dwellings would be unacceptable, as the site would be served by a single modified access onto the B5428 in a location in close proximity to the village school and a busy major junction with the A525. There would be substandard visibility in the westerly direction for drivers of vehicles exiting the site and entering the B road, there is no footway on the southern side of the B road on the western side of the access, occasions when there is queuing traffic at the lights, there is unrestricted parking along the B road resulting in parked vehicles either limiting visibility further, or forcing vehicles to travel in the opposite carriageway, and the arrangements for the manoeuvring and standing of delivery vehicles for the Trefnant Inn are unacceptable. The proposals are considered likely to give rise to conditions prejudicial to the safe and free flow of traffic on the B road and within the site, detrimental to the interests of drivers of vehicles, and to pedestrians, and are contrary to Policy TRA 6 of the Denbighshire Unitary Development Plan, and to guidance in Welsh Assembly Government's Technical Advice Note 18 - Transport.

2. The Local Planning Authority consider the proposals would have an unacceptable impact on the character and setting of both The Trefnant Inn, a Grade 2 Listed Building, and the Trefnant Conservation Area, in particular arising from the density of the development and the presence and detailing of the units in the beer garden which forms part of the curtilage of the listed building. The proposals are considered contrary to Policies CON 1, CON 5, and CON 6 of the Denbighshire Unitary Development Plan, and guidance in Welsh Office Circular 61/96 - Planning and the Historic Environment.

3. The Local Planning Authority consider the loss of the beer garden and the limited parking provision to be retained in connection with the running of The Trefnant Inn would have an adverse impact on the attractiveness of the Inn as a destination for visitors and impact on the viability of the business, threatening the future operation of the village's only public house. The proposals are considered contrary to Policy RET 12 of the Denbighshire Unitary Development Plan which seeks to resist development which may result in the loss of existing facilities.

4. The Local Planning Authority consider the proposals to offer a commuted sum payment in lieu of on site provision of open space is unacceptable given the nearest recreation area is on the eastern side of the A525, the main north-south arterial road serving the Vale of Clwyd, and would oblige children to cross that road to access it. The proposals are considered contrary to Policy REC 2 of the Denbighshire Unitary Development Plan and guidance in the Council's Supplementary Planning Guidance Note 4 - Recreational Public Open Space, which require in developments of this size the provision of open space of benefit to occupants and accessible to the development, where feasible."

2.1.3 30/2004/0704/PO - Development of 0.26 ha of land by erection of 6 dwellings and formation of new vehicular access through public house car park (outline application). WITHDRAWN 29<sup>th</sup> July 2005.

2.1.4 30/2003/0645/PO - Development of 0.24 ha of land by erection of 5 No. dwellings and construction of new vehicular access (Outline application). WITHDRAWN 16<sup>th</sup> October 2003.

### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC2** – Brownfield development priority

**Policy BSC3** – Securing infrastructure contributions from Development

**Policy BSC4** – Affordable Housing

**Policy BSC11** – Recreation and open space

**Policy VOE1** - Key areas of importance

**Policy VOE5** – Conservation of natural resources

**Policy ASA3** – Parking standards

#### **Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Conservation Areas

Supplementary Planning Guidance Note: Listed Buildings

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

#### 3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Note 2 – Planning and Affordable Housing (2006)

Technical Advice Note 12 – Design (2009)

Technical Advice Note 18 – Transport (2007)

Technical Advice Note 24 – Historic Environment (2018)

Circulars

#### 3.3 Other material considerations

### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of development
- 4.1.3 Visual amenity - including setting of listed building and conservation area
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy BSC 1 states that new housing within the County is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

The site is within the development boundary of Trefnant, as defined in the Denbighshire Local Development Plan. Trefnant is identified as a village for the purposes of the plan.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 2.1 years supply of available housing land against a minimum National requirement of five years. This shortage is a significant material consideration in determining this application.

The previous consent for the site to be developed by way of 8 dwellings is also a material consideration.

It is Officers' opinion that a proposal for residential development is acceptable in principle, subject to an assessment of the localised impacts.

4.2.2 Density of development

Policy RD1 test ii) seeks to make the most efficient use of land and advocates a minimum density of 35 dwellings per hectare unless there are local circumstances that dictate a lower density.

There are representations questioning whether the number of dwellings too great for the site, including from the Community Council.

The site is approximately 0.36ha in area, which at 35 dwellings to the hectare equates to 12.6 dwellings per hectare. The proposal is for 13 dwellings.

In terms of density, it is considered that the proposed number of dwellings accords with the requirement of adopted planning policy RD1.

- 4.2.3 Visual amenity- including setting of listed building and conservation area  
Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Alongside policy RD1, Policy VOE 1 (Key Areas of Importance) requires proposals to respect and where possible enhance built heritage sites and historic landscapes for their characteristics and local distinctiveness. Planning Policy Wales highlights the objective of preserving or enhancing a listed building and its setting. TAN 24 The Historic Environment provides additional guidance on development affecting the setting of a listed buildings and conservation areas.

Concerns have been raised locally that the proposed dwellings appear out of character with the setting, including the listed building/conservation area.

The Council's Conservation Officer has not raised any objection to the proposal in respect of impact on the setting of the Listed Building 'The Trefnant Inn'.

The layout of the site, and the design of the proposed houses can be seen from the layout plan at the front of this report. A street scene elevation showing the relationship of the dwellings to the listed building has been provided. This is also at the front of the report.

Whilst acknowledging the concerns raised over the visual impact of the development, in officers' opinion, the proposals are acceptable. In respect of the density of development, the number of dwellings proposed accords with policy requirements. It is also noted that the site is located close to the centre of the village, where the density of development is higher than the outer limits. The choice of external materials will be important to the appearance of the dwellings, as will a high quality landscaping scheme. These are standard matters which can be controlled through suitably worded planning conditions.

With respect to the concerns raised, it is Officers opinion that the proposal would not have an unacceptable impact upon the character of the area, or the setting of the listed building/conservation area. It is considered to be in accordance with adopted planning policy.

- 4.2.4 Residential amenity  
Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc. Supplementary Planning Guidance 'Residential Development Design Guide' offers guidance on what are separation distances are usually considered acceptable in residential developments.

Concerns have been raised in relation to the potential impact of the development on the amenity of existing neighbouring properties. Specific reference is made to the distances between Hafan Wen and Plot 1 of the proposal.

The layout of the site, and its relation to existing dwellings can be seen at the front of the report. It can be seen that Hafan Wen backs on to the side elevation of the Plot 1 dwelling. There are bedroom windows to the first floor of Hafan Wen, and a tall conifer hedge along the boundary. No windows are proposed to the side elevation of the Plot 1 dwelling. The distance between Hafan Wen and the Plot 1 dwelling measures 13.9 metres. SPG Residential Development advises that in such situations the distance should be 15 metres. However, it is noted that the side elevation of the Plot one dwelling is set at an angle to the rear elevation of Hafan Wen, and on that basis it is Officers opinion that a separation distance of 13.9 m is acceptable.

With regard to concerns relating to disturbance resulting from works during the construction process, it is considered reasonable to condition the submission of a Construction Environment Management Plan to cover details such as hours of operation etc.

In appreciating the comments on impacts upon existing properties, having regard to the layout of the site, and the distances between properties – both existing and proposed – the orientation of the dwellings and the fenestration detailing, there does not appear to be any particular element where the proximity or orientation of dwellings would lead to an unacceptable loss of amenity. In Officers' opinion, the proposal is acceptable in terms of its impact upon residential amenity.

#### 4.2.5 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2) current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

An Ecological Appraisal has been undertaken which assesses the ecological value of the site. NRW and the County Ecologist have not raised an objection to the proposal.

Subject to the inclusion of suitable conditions on any permission, it is suggested ecological interests can be suitably protected in relation to a development on this site.

#### 4.2.6 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Natural Resources Wales and Dwr Cymru Welsh Water have not raised any objections to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

It is proposed to connect to the mains foul sewer, whilst surface water would be dealt with by soakaways, as per the previously approved application.

Given the comments of the technical consultees, it is considered reasonable to assume that an acceptable drainage scheme can be achieved on the site, and this can be secured through suitable conditions. The proposals are therefore considered acceptable in relation to drainage.

#### 4.2.7 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales and TAN 18 – Transport, in support of sustainable development.

Concern has been raised by local residents and the Community Council that the access is not adequate for the proposed level of development. The Highway Officer raises no objection.

The proposal would utilise an existing access onto the B5428, which currently serves the public house car park. The B5428 is subject to a 30mph speed limit in this location. The proposed layout of the access would achieve visibility splays of 35m to the north east towards the traffic lights, and 32m southwest offset 2.4 metres into the site. Additional alterations to the existing access would include the improvement of the pedestrian links between the site entrance and the village centre by way of re-grading and resurfacing the existing public footpath.

In respecting representations, Officers do not consider there are strong highway grounds for resisting the application, given the detailing of the proposals and the planning history. The access arrangements and the retained parking provision for the Trefnant Inn are similar to those approved by the Council in relation to the development granted permission in 2013, which can be appreciated from the plans at the front of the report. It is considered there is adequate provision retained for parking for patrons of the Trefnant Inn. Conditions would need to be attached requiring the submission of full detailed plans for the proposed access and footpath works in the interest of securing a high quality and safe form of development.

#### 4.2.8 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units.

In this instance the applicants are a housing association, and the development is part funded by the Welsh Government and Denbighshire County Council, with a stipulation of grant funding being that the dwellings are for affordable purposes. The proposal is for 100% affordable housing. In these circumstances, in line with TAN 2, there is no need to secure the provision of affordable housing through a section 106 legal agreement.

In officers' opinion, the proposal is acceptable in this regard.

#### 4.2.9 Open Space

Policy BSC 11 specifies that all housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG adopted in March 2017 sets out thresholds for onsite provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

The required commuted sum would be £16,083.81 using the online open space calculator. The applicant has agreed to pay this and is preparing a Unilateral Undertaking agreement to secure the payment.

#### Other matters

##### Impact on viability of Trefnant Inn.

Concern has been raised by the landlord of the public house that the loss of parking for the public house would harm its viability.

In respecting this representation, this was considered in relation to the previously approved scheme when it was considered adequate parking provision remained within the site and that the additional housing may help improve the viability of the public house by way of providing additional trade. The size of the retained parking area on the current submission is similar to what was consented in 2013.

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 It is considered that the proposal complies with adopted planning policy, and that, whilst acknowledging the concerns of residents and the Community Council, there are limited grounds to suggest that the impacts of the proposal would be so unacceptable as to justify refusing the application. The site has been the subject of a previous permission in 2013 when the same basic issues have been considered and Committee has resolved to grant permission.

5.2 It is therefore recommended that Members resolve to grant permission subject to :

1. Completion of a Section 106 Obligation or the provision of a Unilateral Undertaking agreement to secure open space contributions, as detailed in the report.

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

5.3 The Certificate of Decision would not be released until the completion of the Section 106 Obligation/Unilateral undertaking.

**RECOMMENDATION: GRANT-** subject to the following conditions:-



1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
  - (i) Design and Access Statement - Received 2 October 2018
  - (ii) Arboricultural Statement (Drawing No. CW/8947-AS) - Received 2 October 2018
  - (iii) Preliminary Ecological Appraisal - Received 2 October 2018
  - (iv) Drainage Strategy - Received 2 October 2018
  - (v) Location Plan (Drawing No. C918/01) - Received 2 October 2018
  - (vi) Existing Site Plan (Drawing No. C918/01) - Received 2 October 2018
  - (vii) Proposed Site Plan (Drawing No. C918/005 Rev P) - Received 17 January 2019
  - (viii) Street Elevations (Drawing No. C918/006 Rev A) - Received 2 October 2018
  - (ix) Site Sections Sheet 1 (Drawing No. C918/300) - Received 2 October 2018
  - (x) Proposed Entrance (Drawing No. 3413-CAU-XX-XX-DR-C-500 Rev P1) - Received 2 October 2018
  - (xi) House Type A - Plans & Elevations (Drawing No. C918/101) - Received 2 October 2018
  - (xii) House Type B - Plans & Elevations (Drawing No. C918/102) - Received 2 October 2018
  - (xiii) House Type C (Bungalow) - Plans & Elevations (Drawing No. C918/103) - Received 2 October 2018
  - (xiv) House Type D - Plans & Elevations (Drawing No. C918/104) - Received 2 October 2018
  - (xv) House Type E - Plans & Elevations (Drawing No. C918/105) - Received 2 October 2018
  - (xvi) Proposed Drainage Layout (Drawing No. 3413-CAU-XX-XX-DR-C-1600 Rev P1) - Received 2 October 2018
  - (xvii) Community Linguistics Statement - Received 2 October 2018
  - (xviii) Pre-Application Consultation Report - Received 2 October 2018
  - (xix) Affordable Homes / Housing Needs Statement - Received 2 October 2018
  - (xx) Welsh Language Scheme - Received 2 October 2018
  - (xxi) Proposed Site Sections (Drawing No. C918/008) - Received 23 October 2018
  - (xxii) Handed House Type A - Plans and Elevations (Drawing No. C918/101 Rev A) - Received 23 October 2018
  - (xxiii) Handed House Type B - Plans and Elevations (Drawing No. C918/102 Rev A) - Received 23 October 2018
  - (xxiv) Handed House Type E - Plans and Elevations (Drawing No. C918/105) - Received 23 October 2018
3. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
  - 1) Site compound location
  - 2) Traffic management scheme
  - 3) The parking of vehicles of site operatives and visitors;
  - 4) Loading and unloading of plant and materials;
  - 5) Storage of plant and materials used in constructing the development;
  - 6) The management and operation of construction vehicles and the construction vehicle routes
  - 7) wheel washing facilities;
  - 8) Measures to control the emission of dust and dirt during construction;

The approved Statement shall be adhered to throughout the construction period.
4. No development shall be permitted to commence until the detailed layout, design, street lighting, signing, drainage and construction of the internal estate road, access to the site, footway adjacent to the existing highway and associated highway works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
5. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 1.05 metres above the level of the adjoining carriageway.

6. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use.
7. The development shall be carried out in strict accordance with the recommendations set out in the Ecological Appraisal Report by Entive Ecology, received 2nd October 2018.
8. The development shall be carried out in strict accordance with the recommendations set out in the arboricultural report by Cheshire Woodlands, received 2nd October 2018, and tree protection plan. This must ensure that all retained trees are protected during construction, and that an appropriate number of trees are planted to ensure there is no net loss of trees.
9. Prior to the commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority, and the development shall proceed strictly in accordance with those details as approved.
10. Prior to the application of any external wall or roof material on the dwellings hereby approved details and samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
11. No development shall commence until the written approval of the Local Planning Authority has been obtained to a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
  - (a) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of implementing the planting;
  - (b) proposed materials to be used on any driveway(s), paths and other hard surfaced areas;
  - (c) proposed earthworks, grading and mounding of land and changes in levels, retaining structures, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform, and water features;
  - (d) Proposed positions, design, materials and type of boundary treatment, including screen walls and fences, and the timing of implementing the treatment;
  - (e) The timing of the carrying out of the planting, landscaping, erection of screen walls and fences relative to the different elements of the development.
12. Prior to the installation of any lighting, an external lighting/internal light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority and all lighting installed shall be in accordance with the approved details.
13. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.
14. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
7. In the interest of protecting the biodiversity of the site and surrounding area.

8. In the interest of protecting the biodiversity of the site and surrounding area.
9. In the interest of protecting the biodiversity of the site and surrounding area.
10. In the interest of visual amenity.
11. In the interest of visual amenity.
12. In the interest of protecting biodiversity.
13. In the interest of visual amenity and protecting biodiversity
14. In the interest of visual amenity and protecting biodiversity.

Mae tudalen hwn yn fwriadol wag

**WARD:** Dyserth

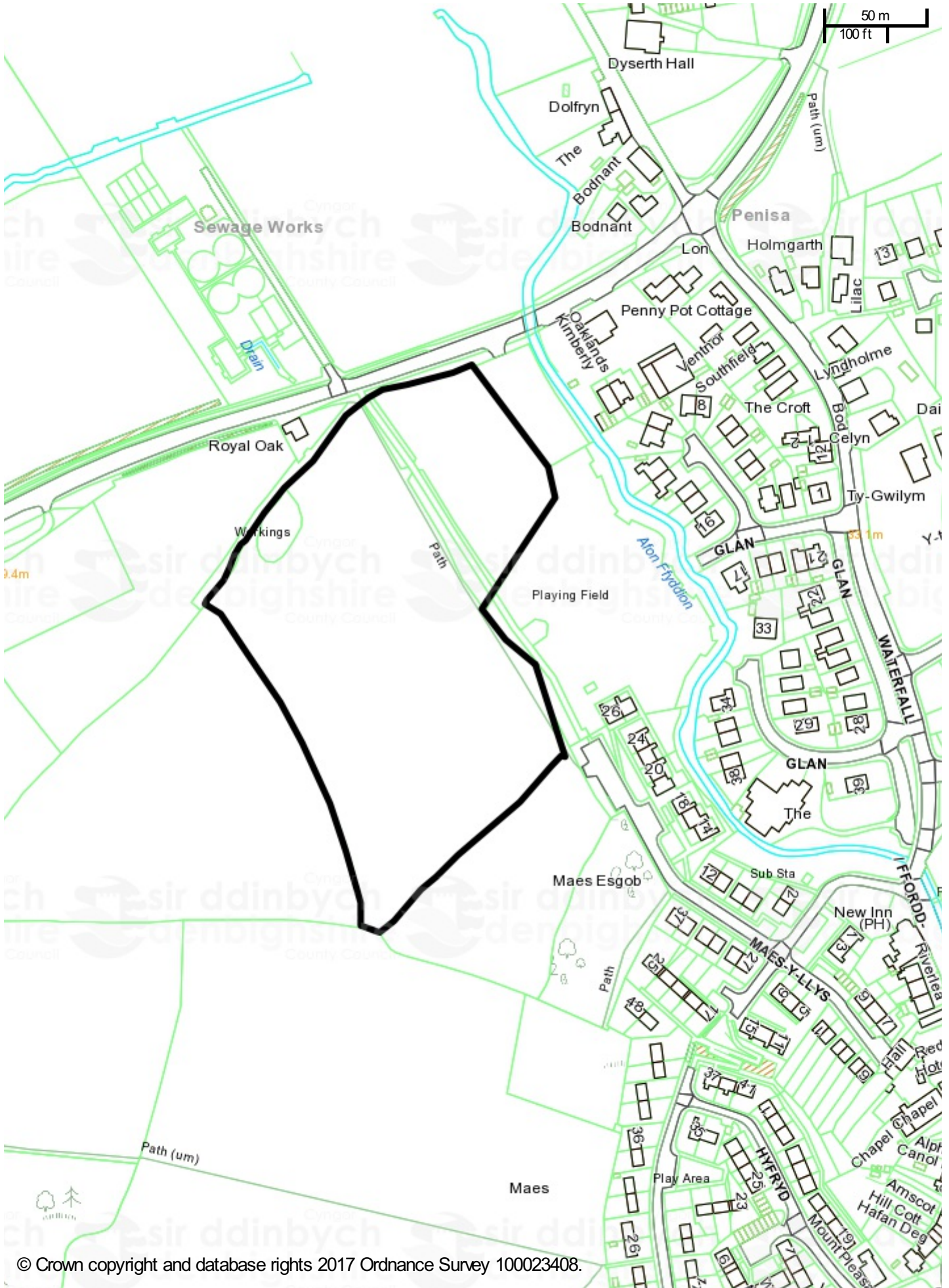
**AELOD WARD:** Y Cyng. David Gwyn Williams

**RHIF Y CAIS:** 42/2018/0923/ PF

**CYNNIG:** Codi 61 annedd, garejis sengl a dwbl, newidiadau i'r fynedfa bresennol i gerbydau a gwaith cysylltiedig

**LLEOLIAD:** Tir ger Ffordd Galltmelyd Dyserth

Mae tudalen hwn yn fwriadol wag



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42/2018/0923

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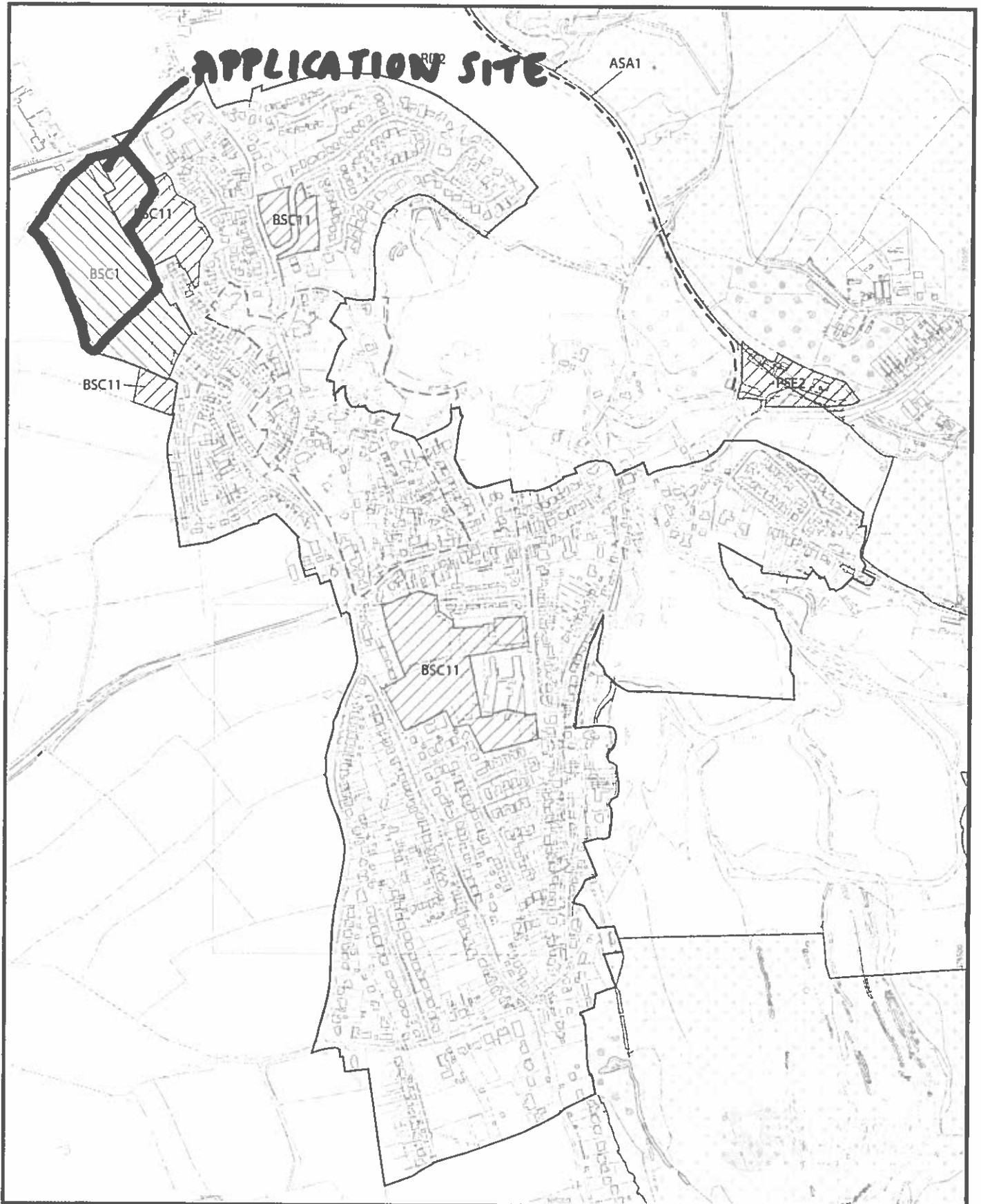
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# LDP PROPOSALS MAP



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Medrau/Metres



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# PROPOSED LAYOUT PLAN

Check list of Accommodations

Item	Proposed	Required
1. 1.5m high boundary fence	Yes	Yes
2. 1.8m high screen wall / fence	Yes	Yes
3. Future Junction / Square	Yes	Yes
4. Private Drive	Yes	Yes
5. Casting Combined Sewer & Cassment	Yes	Yes
6. Visibility Splays	Yes	Yes
7. 2.4m to 2.7m to Sale Entrance and 2.4m to external access road junctions and private drive	Yes	Yes
8. Inclusive Landscaping	Yes	Yes
9. Number of parking spaces proposed to be delivered and Detailed Drawings in accordance with Debrief/Best Practice Standard	Yes	Yes
10. Parking spaces allocation to storage	Yes	Yes
11. Parking Drawings	Yes	Yes
12. Knees rule to parking bays to Warwick/Oakley House types	Yes	Yes

**Key:**

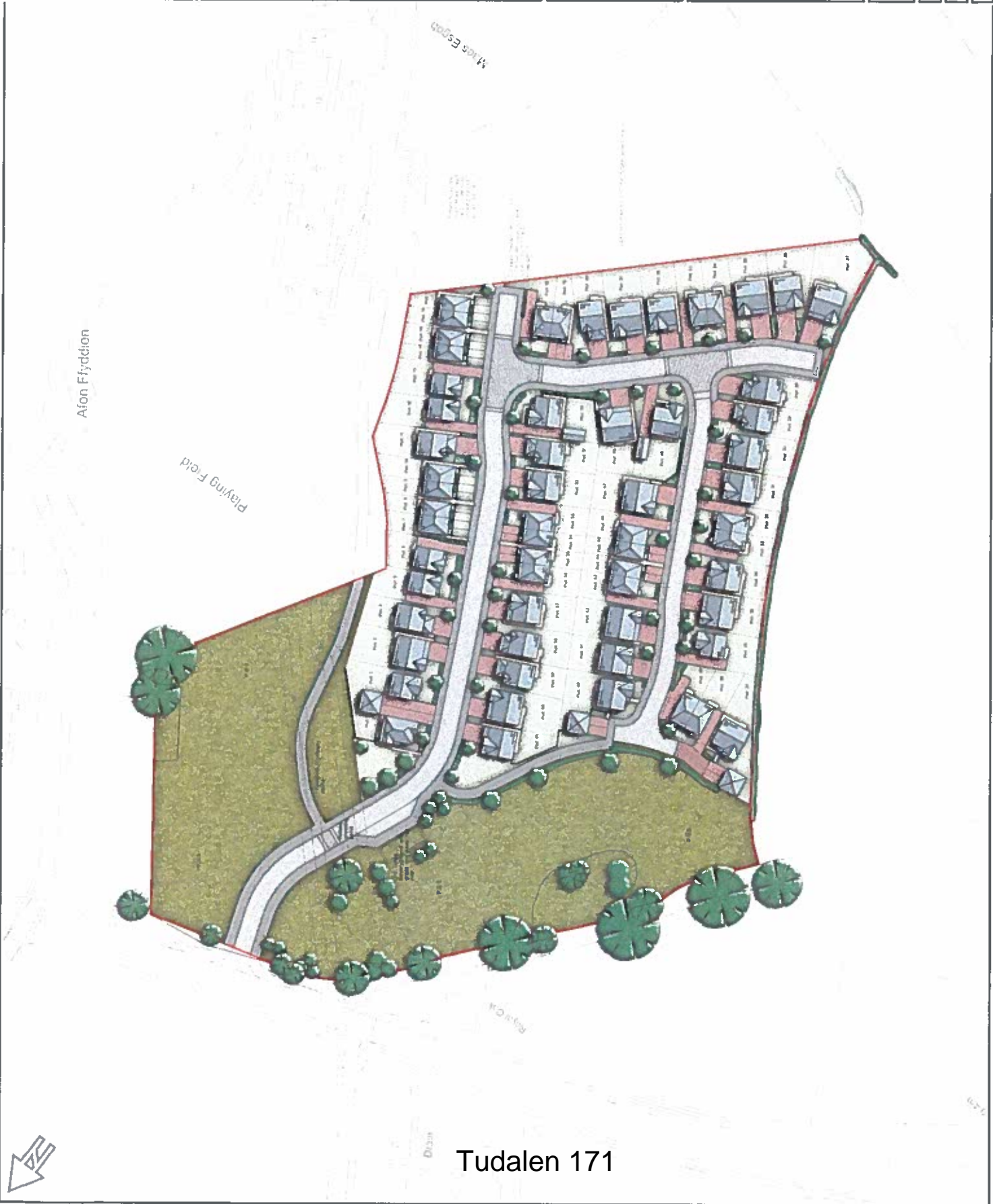
- Site Boundary
- 1.5m high boundary fence
- 1.8m high screen wall / fence
- Future Junction / Square
- Private Drive
- Casting Combined Sewer & Cassment
- Visibility Splays
- 2.4m to 2.7m to Sale Entrance and 2.4m to external access road junctions and private drive
- Inclusive Landscaping
- Number of parking spaces proposed to be delivered and Detailed Drawings in accordance with Debrief/Best Practice Standard
- Parking spaces allocation to storage
- Parking Drawings
- Knees rule to parking bays to Warwick/Oakley House types

Rev	Description	Date
A	Site plan issued, standard site plan removed	02.21.18
B	Prepared by consultant for LDC team added	27.02.18
C	Amendments to Part 9 & Part 10 line scripts	02.03.18
D	Revised in line with highway comments	02.03.18
E	Road to park 40m increased to 48m	26.03.18
F	Amendments to Part 9 & Part 10 line scripts	06.07.18
G	Amendments to Part 9 & Part 10 line scripts	11.07.18

**MACBRYDE HOMES**

Macbryde Homes Limited,  
Macbryde House, Unit 26,  
St. Asaph Business Park,  
Ford Road, St. Asaph,  
Denbighshire, LL17 8LJ.  
Tel: 01745 536677  
Fax: 01745 536688

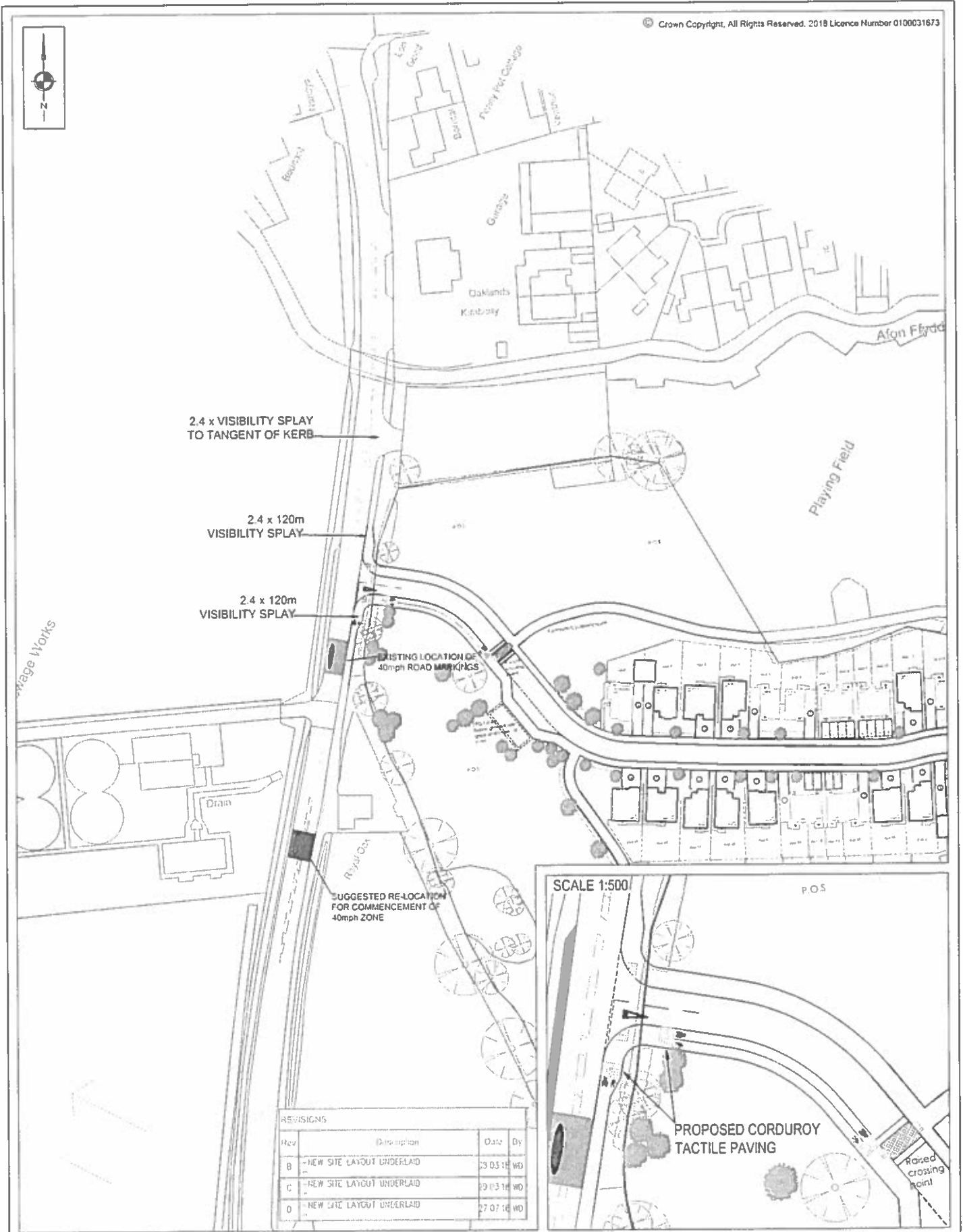
Meliden Road, Dyserth	
THE Site Layout	
Scale:	1:500 at A1
Date:	09.11.17
Ref:	MRD-SL-01-COL
Rev:	F





# ACCESS DETAILING

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REV	DESCRIPTION	DATE	BY
B	NEW SITE LAYOUT UNDERLAID	23.03.18	WD
C	NEW SITE LAYOUT UNDERLAID	29.03.18	WD
D	NEW SITE LAYOUT UNDERLAID	27.07.18	WD



**Client**  
MACBRYDE HOMES LTD

**Project Title**  
MELIDEN LANE,  
DYSERTH

**Drawing Title**  
PROPOSED ACCESS  
ARRANGEMENT  
+ VISIBILITY SPYLA  
Tudalen 173

**Scale**  
1:1000 @ A3  
UNLESS SHOWN

**Date**  
06.02.2018

**Approved/Unapproved**  
-

**By**  
WD

**Checked**  
PT

**Status**  
PLANNING

**Drawing No.**  
SCP/18039/F01

**Revision**  
D





# SITE SECTIONS

**KEY:**

	EXISTING OFF-SITE FENCE
	EXISTING CHASTIE FENCE
	EXISTING CONTIGUES & SPCT LEVELS ON PLAN
	PROPOSED ON-SITE FENCE
	PLOT BOUNDARY
	PROPOSED FLAG LEVELS DISPLAY

Rev: 1: 14/10/18  
 22.11.19

**MACBRYDE HOMES**

Macbryde Homes Limited  
 Macbryde House, Unit 2/B,  
 St. Asaph Business Park,  
 Florndd Richard Davies, St Asaph,  
 Denbighshire, LL17 0LL,  
 Tel: 01745 536677  
 Fax: 01745 536688

**SITE:**  
 Mellden Road, Dysarth

**Title:**  
 Proposed Indicative Site Sections

**Scale:**  
 1:500 at A1

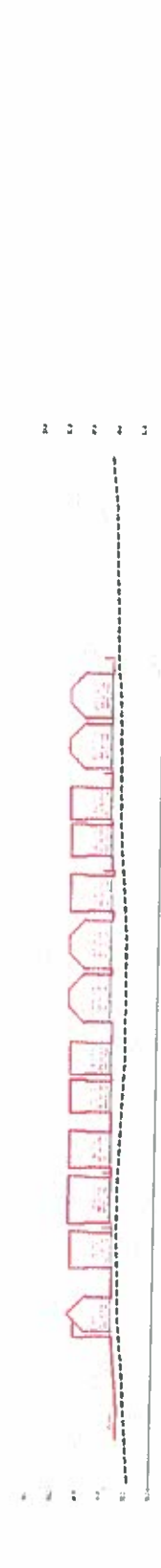
**Date:**  
 05.10.18

**Ref:**  
 MRD-15.01

**Rev:**  
 A



SECTION B-B



SECTION C-C



SECTION D-D





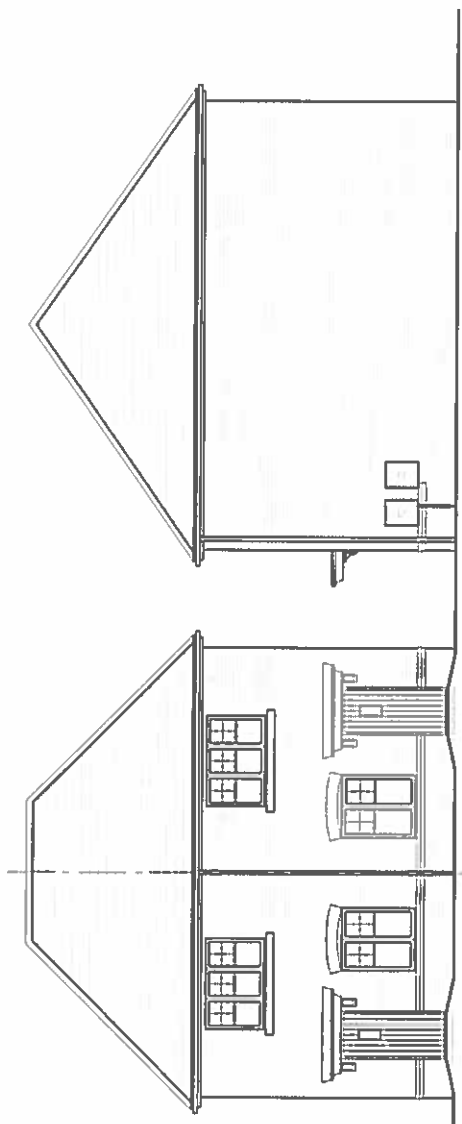
# TYPICAL HOUSE TYPES

<p>ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED (CONVERT TO FEET BY MULTIPLYING BY 3.28)</p>	<p>Rev: Description</p> <p>Date:</p>
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**MACBRYDE**  
 HOMES

Macbryde Homes Limited,  
 Macbryde House, Unit 28,  
 St. Asaph Business Park,  
 Flordd Richard Davies, St Asaph,  
 Denbighshire, LL17 0LJ.  
 Tel. 01745 536677  
 Fax. 01745 536688

Site:	Meiliden Road, Dyserth		
Title:	Oakley - Elevations		
Scale:	1:100	Date:	23.07.18
Ref:	MRD-OAK-PL02	Rev:	-

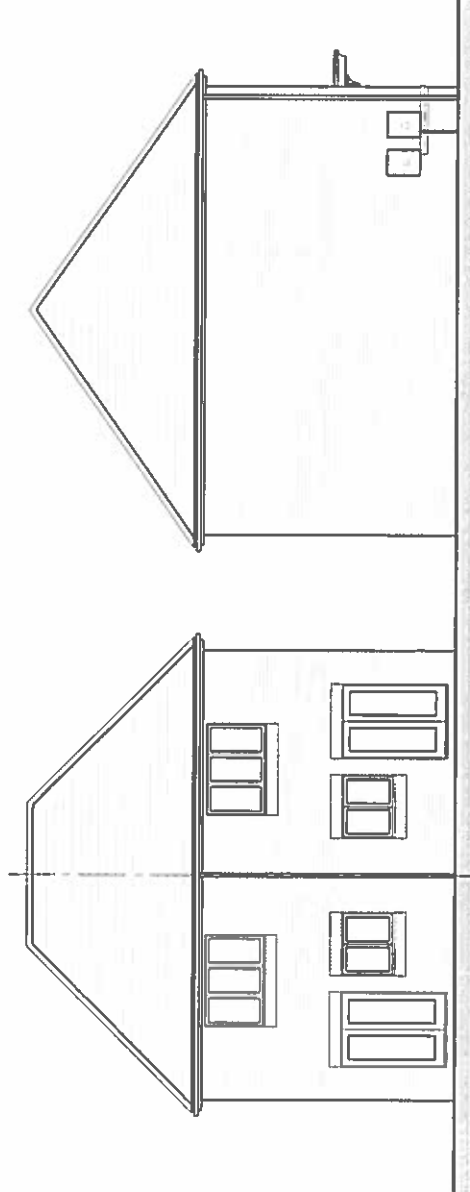


OAKLEY

SIDE ELEVATION

OAKLEY

FRONT ELEVATION



OAKLEY

SIDE ELEVATION

OAKLEY

REAR ELEVATION



DO NOT SCALE FROM THIS DRAWING  
 ALL DIMENSIONS ARE TO BE TAKEN FROM THE LATEST REVISION SETTING OUT.  
 CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE DRAWING SETTING OUT.

Rev: Description: \_\_\_\_\_ Date: \_\_\_\_\_

**MACBRYDE HOMES**

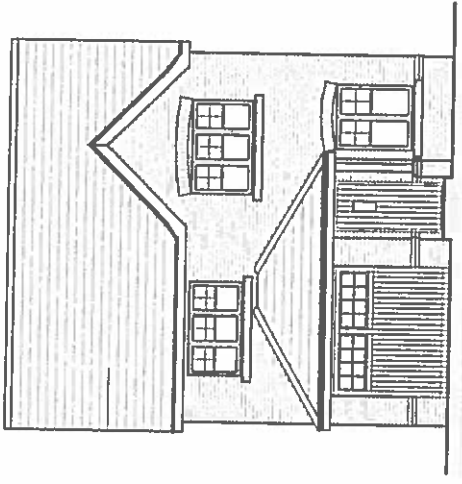
Macbryde Homes Limited,  
 Macbryde House, Unit 28,  
 St. Asaph Business Park,  
 Florid Richard Davies, St Asaph,  
 Denbighshire. LL17 0LJ.  
 Tel. 01745 536677  
 Fax. 01745 536688

Site: \_\_\_\_\_  
 Meliden Road, Dyserth

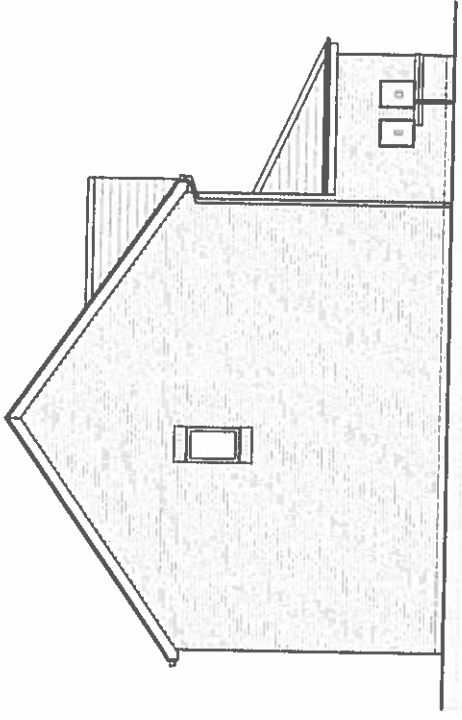
Title: \_\_\_\_\_  
 Kingsley - Elevations

Scale: 1:100 Date: 23.07.18

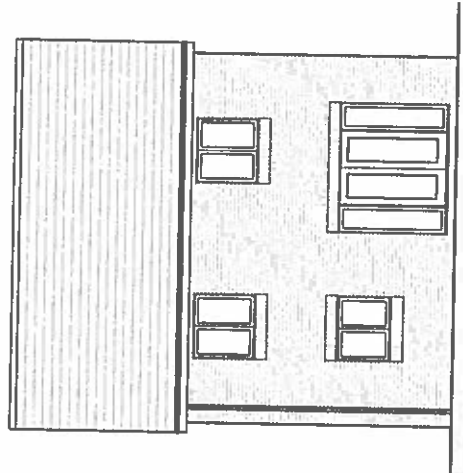
Ref: MRD-KINS-PL02 Rev: \_\_\_\_\_



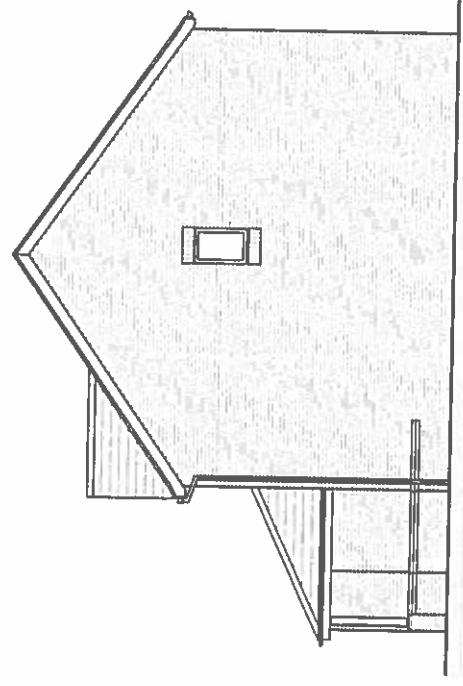
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE SIDE ELEVATION



DO NOT SCALE DRAWINGS  
 ALL DIMENSIONS SHALL BE GIVEN AT THE SIZE STATED ON THE DRAWING.  
 DIMENSIONS SHALL BE GIVEN IN METERS UNLESS OTHERWISE STATED.

Rev:	Description:	Date:

  
**MACBRYDE**  
 HOMES

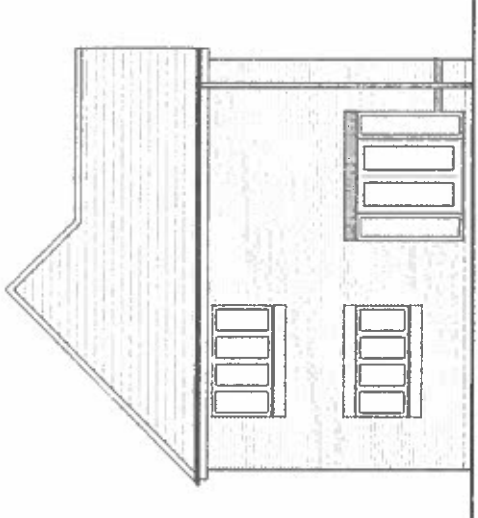
Macbryde Homes Limited,  
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 Ffordd Richard Davies, St Asaph,  
 Denbighshire, LL17 0LJ.  
 Tel. 01745 536677  
 Fax. 01745 536688

Site: Meliden Road, Dyserth

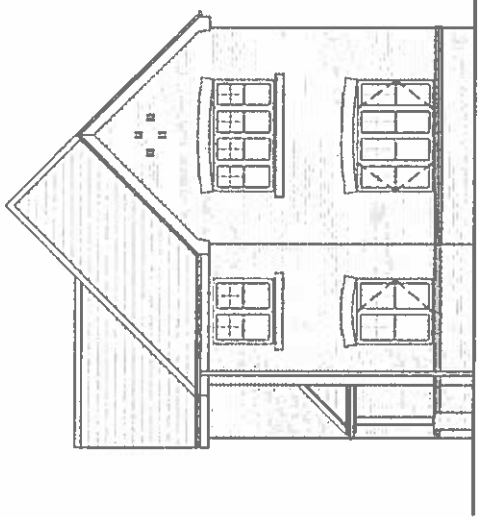
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Scale: 1:100      Date: 23.07.18

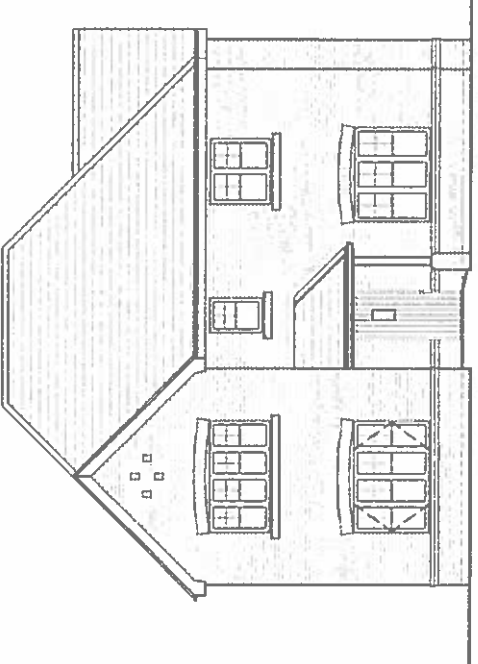
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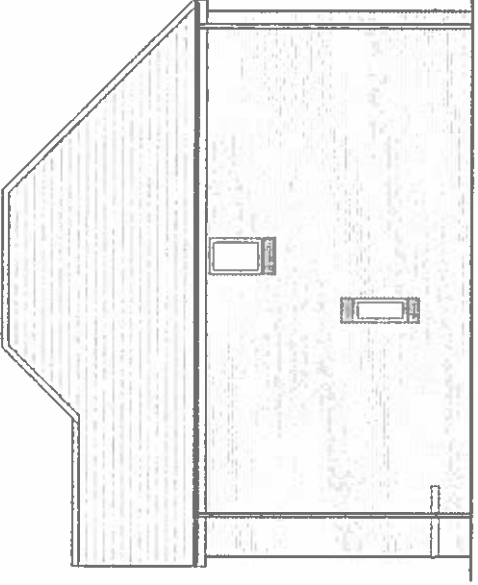
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



**WARD :** Dyserth

**WARD MEMBER:** Councillor David Gwyn Williams

**APPLICATION NO:** 42/2018/0923/ PF

**PROPOSAL:** Erection of 61 no. dwellings, single and double garages, alterations to existing vehicular access and associated works

**LOCATION:** Land off Meliden Road Dyserth

**APPLICANT:** Macbryde Homes Ltd.

**CONSTRAINTS:** B Flood ZonePROW

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

**DYSERTH COMMUNITY COUNCIL**

“No provision for bungalow housing,  
Concerns with visibility in the area of the entrance to the site,  
To consider moving the current 40mph speed limit - to commence nearer to Rhuddlan and  
To consider 30mph speed limit in area of entrance to site”

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE**

“The Joint Committee notes that the land is allocated for residential development in the LDP. Although outside the AONB, the site is considered to be within the setting of the protected landscape because of the potential impact on views from the higher ground of the AONB to the east, including Graig Fawr and Moel Hirradug. In addition, development could also impact on views of the AONB from the A457.

The significance of the relationship between the site and the AONB is recognised in the LVIA and DAS accompanying the application, and the conclusion that the overall effect on landscape character and visual impact will be ‘moderate to slight adverse’ is agreed. The approach to landscape design will be critical to mitigate adverse effects and to ensure that the development successfully integrates into the wider landscape setting. The proposed retention of existing trees and hedges will assist in integrating the site into the landscape and is welcomed, along with the extensive area of open space. The proposed internal tree, hedge and shrub planting is also supported, but the committee does not consider that the landscaping scheme adequately addresses the treatment of all site boundaries. In particular, whilst retention of the south western boundary hedge is welcome there is a need to specify that additional planting will be undertaken to ‘gap up’ this hedge and that it should be retained at a minimum height of 2m. This boundary hedge should also be supplemented with planting of locally native semi-mature hedgerow trees to replicate the characteristic landscape of the Vale of Clwyd. Similarly, the east and south east boundaries should be enclosed with a traditional native hedges and

hedgerow trees. The committee would also suggest that the landscaping should be carried out at the earliest opportunity, some possibly in advance of the main construction phase, and should include as many semi-mature trees as possible to ensure that the desired landscape mitigation is in place as quickly as possible.

The committee is also concerned about the effect of development on glimpsed views of the AONB from the A457 whilst travelling from Rhuddlan to Dyserth. In particular, the development of plot 37 will break the skyline and should be reconsidered. Further details of the proposed lighting scheme will also be required to ensure that it is designed to conserve the AONB's dark skies and is compatible with our aspiration to secure formal Dark Sky recognition for the AONB. Subject to these changes and implementation of a comprehensive landscaping scheme, including arrangements for long term management of the landscaping and open spaces, the Joint Committee does not consider the development will cause unacceptable harm to the setting of the AONB."

#### NATURAL RESOURCES WALES

No objection subject to compliance with the recommendations in the Drainage Strategy and Flood Risk Assessment and suggest conditions relating to the landscaping and maintenance.

#### DWR CYMRU / WELSH WATER

No objection subject to the inclusion of standard conditions and advisory notes

#### CLWYD POWYS ARCHAEOLOGICAL TRUST

No objection

#### BETSI CADWALADR HEALTH BOARD

Requests consideration of the impact of the development on health and well being

#### COUNCIL FOR THE PROTECTION OF RURAL WALES

Comment on need for additional housing, capacity of local schools and highway network, increase in flood risk and suggest agricultural land should be protected from development.

#### CLWYD BADGER GROUP

Object due to the impact the proposed development would have on badgers.

#### DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

##### Highways Officer

Have given consideration to the following elements of the proposals:-

- Capacity of existing network
- Accessibility
- Site access
- Site Layout

Raise no objection subject to the inclusion of conditions requiring the submission of a Construction Method Statement, detailed highway works including speed restriction and conditions to ensure the visibility splays are not obstructed.

##### Footpaths Officer

No objection, there is no need for public footpath no 12 to be diverted.

##### Pollution Control Officer

No objection

##### Ecologist

No objection subject to the inclusion of conditions relating to mitigation details



Flood Risk Manager  
No objection

## **RESPONSE TO PUBLICITY:**

### In objection

Representations received from:

Bob Paterson, 120 Ffordd Ty Newydd, Meliden  
David Staunton, 5 Rhodfa Gofer  
Mrs Mosley, Hiraddug Road, Dyserth  
Michael Evans, 16 Glan Ffyddion, Dyserth  
Angela Rhodes 20 Maes Esgob, Dyserth  
Mr & Mrs Magrath, 10 Maes Esgob, Dyserth

Summary of planning based representations in objection:

### Highways

The development will have a serious impact on the A547 and traffic generally within Dyserth; will result in a lot more traffic ; concerns that Transport Assessment has not considered other local developments proposed; roads can not cope with extra housing; 'Arriva' bus service refused to put a bus stop near Voel as it was too dangerous; roads are already very busy in the area

### Drainage/Flooding

Dyserth has had its fair share of floods, building on green field land will increase this risk;

### Impact on wildlife

There is a lot of wildlife on the site

### Visual impact

Questions over the design and visual impact; Dyserth attracts a lot of tourists who enjoy the area and building on this green space will be visible from all viewing points and will impact on tourism

### Impact of sewage treatment works

Proximity to waste treatment works opposite;

### Impact on services

Local GPs and schools would be put under pressure;

### Principle

Need for new build houses questionable when there are hundreds of empty houses in Rhyl area alone

**EXPIRY DATE OF APPLICATION: 13/2/2019**

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

1.1.1 This is a full planning application proposing the construction of 61 dwellings with associated garages, alterations to an existing access and related works.

1.1.2 The site is on the north western fringe of Dyserth, to the west of the A547 / B5119 crossroads near the Voel Coaches premises. It measures 2.95 hectares and is currently grazing land. There is a public right of way running through the site connecting the A547 to Maes Esgob.

### 1.1.3 The main elements of the proposal are:

- The erection of 61 detached and semi detached houses, comprising a mix of:
  - 10 no. 2 bed houses
  - 28 no. 3 bed houses
  - 23 no. 4 bed houses
- 11 different dwelling types, all of which are 2 storey houses – with a mix of integral garages, single or double garages.
- Provision of off street parking spaces for 2 to 4 cars within each plot with private rear amenity areas for each dwelling.
- The provision of 6 affordable houses, 4 no. 2 bed semi detached houses (Oakley) and 2 no. 3 bed semi detached houses (Warwick)
- The properties would be constructed using brick and render, with slate grey concrete roof tiles and uPVC windows.
- A vehicular, pedestrian and cycle access is proposed off the A547 and the existing 40mph speed restriction would be relocated
- Associated boundary fencing and hard and soft landscaping.
- 0.57ha of open space located adjacent to the site entrance and the existing playing field and public footpath.

### 1.1.4 Along with the plans, a number of documents have been submitted in support of the application:-

- \* Planning, Design & Access Statement
- \* Pre Application Consultation Report
- \* Cultural Heritage and Archaeological Evaluation
- \* Extended Phase 1 Habitat Survey
- \* Landscape and Visual Impact Assessment
- \* Arboricultural Impact Assessment
- \* Transport Assessment
- \* Drainage Strategy and Flood Risk Assessment
- \* Community and Linguistic Impact Assessment
- \* Odour Assessment

Plans illustrating the proposals are attached at the front of the report.

## 1.2 Description of site and surroundings

- 1.2.1 The application site comprises 2.95 hectares of grazing land accessed off the A547 some 200m to the west of the traffic light junction of the A547 and the B5119, on the outskirts of the village of Dyserth.
- 1.2.2 The site slopes upwards from north east to south west and is bound by existing trees and hedges.
- 1.2.3 The Dyserth Waste Water Treatment Works is on the northern side of the A547, opposite the proposed site entrance. To the east is a playing field with equipped play area and beyond is Voel Coaches and its car park. There are residential properties at 'Glanfyddion' and 'Maes Esgob' to the south east. Beyond the site to the south west are agricultural fields.
- 1.2.4 The site has an existing pedestrian and cycle access off the A547 with a public right of way leading through the site which connects the A547 to Maes Esgob.
- 1.2.5 Running along the eastern boundary of the playing field and to the east of the Voel Coaches Car Park is the Afon Ffyddion.

### 1.1 Relevant planning constraints/considerations

- 1.1.1 The site is within the development boundary of Dyserth on the proposals map of the Local Development Plan (LDP).
- 1.1.2 The site is allocated for housing and open space in the LDP and forms part of a larger housing allocation (please see plan at front of report).
- 1.1.3 The site is outside of any defined flood zone.

### 1.2 Relevant planning history

- 1.2.1 None

### 1.3 Developments/changes since the original submission

- 1.3.1 A revised Drainage Strategy/ Flood Risk Assessment and updated Transport Assessment has been submitted along with additional highway information.

### 1.4 Other relevant background information

- 1.4.1 The application site is still within the ownership of the Council and is part of a larger housing allocation. The remaining area of the housing allocation has been retained by the Council.

## 2. DETAILS OF PLANNING HISTORY:

- 2.1 None

## 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

### 3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC4** – Affordable Housing

**Policy BSC11** – Recreation and open space

**Policy VOE 1** – Key Areas of Importance

**Policy VOE 2** - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

**Policy ASA3** – Parking standards

### **Supplementary Planning Guidance**

Supplementary Planning Guidance Note: [Access For All](#)

Supplementary Planning Guidance Note: [Affordable Housing](#)

Supplementary Planning Guidance Note: [Conservation and Enhancement of Biodiversity](#)

Supplementary Planning Guidance Note: [Parking Requirements In New Developments](#)

Supplementary Planning Guidance Note: [Recreational Public Open Space](#)

Supplementary Planning Guidance Note: [Residential Development](#)

Supplementary Planning Guidance Note: [Residential Space Standards](#)

Supplementary Planning Guidance Note: [Trees & Landscaping](#)

Site Development Brief: Residential Development and Open Space – Cae Ffyddion, Dyserth

### 3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

TAN 2: Planning and Affordable Housing (2006)

TAN 5: Nature Conservation and Planning (2009)

TAN 12: Design (2009)

TAN 18: Transport (2007)

### 3.3 Other material considerations

## 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned. The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of development
- 4.1.3 Visual amenity/landscape impact
- 4.1.4 Residential amenity
- 4.1.5 Ecology and Trees
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space
- 4.1.10 Education
- 4.1.11 Odour
- 4.1.12 Archaeology

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Dyserth which is defined as a village in the LDP. Collectively, villages are expected to contribute around 900 dwellings over the Local Development Plan period to meet local needs.

The site is allocated for housing in the LDP and is part of a larger housing allocation with part of the site also allocated for open space. A part of the allocated site has been retained by the Council.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 1.65 years supply of available housing land against a minimum

National requirement of five years. This shortfall is a significant material consideration in determining this application.

It should also be noted that the Denbighshire County Council Corporate Plan (2017-2022) commits the Council to supporting the development of 1000 homes in the county over the next 4 years. This proposal would make a positive contribution to meeting that target.

With respect to comments questioning the need for new development, there is no policy requirement for applicants to justify housing need in relation to proposals on allocated housing sites within development boundaries.

The principle of housing development is therefore considered acceptable and Officers would suggest the acceptability of the particular proposals therefore has to rest on assessment of the local impacts, which are reviewed within the following sections of the report.

#### 4.2.2 Density of development

Policy RD1 test ii) states that a minimum density of 35 dwellings per hectare (d/ha) should be achieved in order to ensure the most efficient use of land, and that these minimum standards should be achieved unless there are local circumstances that dictate a lower density.

The site area in this instance is approximately 2.95 hectares. The proposal is for the erection of 61 dwellings. This represents a density of around 34 dwellings per hectare (dpa) which is considered consistent with the policy.

Officers are of the opinion that the density of development proposed is acceptable.

#### 4.2.3 Visual amenity/landscape Impact

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The AONB Committee have raised detailed comment on the landscaping / planting of the site but do not consider the development will cause unacceptable harm to the setting of the AONB. There are limited comments on the visual impact of the proposal, although reference is made to the impact of developing on a green field on the attractiveness of the area to tourists.

In terms of general visual amenity considerations, the dwellings would be located off an estate road with large areas of open space on both sides of the access, one area of which would be connected to the existing playing field and play area. Existing boundary planting will be retained and enhanced with additional landscaping undertaken across the site.

The main walling material proposed would be facing brick with the use of coloured

render on some plots. The roofing material proposed would be slate grey coloured tiles. If planning permission were to be granted, it is suggested that a condition be attached requiring the submission and approval of the details of the materials.

In terms of landscape impact, the site is not located within the AONB, however it is located within the setting of this protected area. A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application, reflecting the location of the site in this setting. A detailed landscaping plan and planting schedule has also been submitted with the application.

The conclusions of this assessment is that the landscape and visual impact will be 'moderate to slight adverse' and a mitigation and enhancement strategy is provided which sets out the following measures to reduce the potential adverse effects of the proposed development on the landscape:-

- Retention of all the existing significant mature trees within the site and on its boundaries
- Retention of nearly all existing boundary hedgerows which are to be enhanced and protected by pruning and thinning, to break up the visual mass of the development
- Establishment of compact belt of trees and shrub planting along nearly the entire length of the northern boundary between the northern public open space and the housing development as a strategic landscape and visual screening buffer
- Designated area to protect ecological interest
- Public footpath crossing the site to be improved and enhanced with native vegetation
- Designated open space to the eastern part of the site to be planted with native shrub and trees for additional wildlife habitat.
- A relatively generous amount of new tree planting to be included within the development that will serve to filter views of the development from close and longer range viewpoints and serve to integrate the development into
- Designated open space eastern part of the site to be planted with native shrub and trees for additional wildlife habitat
- Shrub and herbaceous species for planting within the proposed development to be selected from the RHS Perfect for Pollinators list where possible, in order to maximise wildlife value
- Habitat enhancement with the installation of bat boxes and bird boxes in suitable locations on existing mature trees.

The conclusion of the LVIA in relation to the overall effect of the development on landscape character and visual impact will be 'moderate to slight adverse' is agreed. It is also agreed that the approach to landscape design will be critical to mitigate adverse effects and to ensure that the development successfully integrates into the wider landscape setting.

The proposed retention of existing trees and hedges will assist in integrating the site into the landscape and is welcomed, along with the extensive area of open space. The proposed internal tree, hedge and shrub planting is also supported. A sensitive lighting scheme is also considered necessary in order to ensure that it is designed to conserve the AONB's dark skies and is compatible with aspiration to secure formal Dark Sky recognition for the AONB.

In relation to the comments of the AONB Committee, in the event that planning permission is granted, it is considered reasonable to require additional landscaping to 'gap up' the existing boundaries and a condition is suggested to deal with this, which also includes for details of the timing that landscaping will be undertaken.

In relation to the specific comment relating to views from the A547, in particular plot

37, a plan has been submitted with various sections of the site along with finished floor levels of each property (please see front of report). Any form of development on a site of this nature and in this edge of village location will inevitably alter the appearance of the site and the character of the area. However, it is considered the layout, sections, levels and details submitted with the application demonstrate that an acceptable standard of development can be achieved.

Overall, and subject to appropriate detailing the proposed dwellings would not result in any significant adverse impacts on visual amenity or the character of the area.

#### 4.2.4 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

No representations have been received raising residential amenity concerns.

There is only one residential property immediately adjoining the application site, 'Royal Oak' which is located to the north of the application site fronting Meliden Road. The curtilage of this property adjoins the application site with a hedgerow along the boundary. The proposed development shows 2 large areas of open space, one of which is located along the boundary with this property. This boundary is already landscaped and within the landscaping proposals is shown to be enhanced by additional planting. The closest residential property would be sited approximately 70m away. It is not considered there would be any adverse impacts on the amenity of this property.

In relation to the standard of amenity afforded to future occupants of the proposed dwellings, these would all have private rear garden areas and front gardens with off street parking, some with integral garages, single or double garages dependent on the housetype. All properties have reasonable space proposed within the site for parking and there are landscaped areas around the dwellings.

The dwellings proposed are all 2 storey comprising of 2, 3 and 4 bed detached and semi-detached properties ranging from 65sq.m (2 beds) in area to 131sq.m (4 bed).

All of the properties are compliant with the Residential Space Standards SPG in respect of private amenity space and floor space and in terms of the siting and layout of the properties generally meeting the spacing standards set out in the Residential Development SPG.

Having regard to the relationship and distance of the dwellings in relation to each other, properties on Glan Ffyddion that back on to the site, Officers' opinion is that the impact on these properties would be limited.

#### 4.2.5 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 10) (Section 5.2), TAN 5 and the Conservation and Enhancement of Biodiversity SPG (2016), which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable

Representations have been made raising concerns over the impact generally on local wildlife including concerns from Clwyd Badger Group. NRW and the County Ecologist raise no objections, the latter suggesting inclusion of suitable conditions to ensure mitigation measures are put in place.

An Extended Phase 1 Habitat Report has been submitted with the application, and the Council's Ecologist has been consulted.

The applicant has undertaken ecological surveys which have outlined the location of the sett, and suggested features to mitigate the impacts of development during construction. This includes appropriate separation of the sett from the development site, with no works occurring closer than 30m to any of the sett entrances, along with timing of works and Reasonable Avoidance Measures (RAMS) to avoid impacts overnight.

Further mitigation works to reduce the impacts on badgers once the site is occupied, have not been finalised, but have been discussed with the applicant who is fully aware of and sympathetic to the situation. An appropriately worded planning condition would require the applicant to provide a mitigation plan, which would have to be approved by the Local Planning Authority.

In consideration of all relevant matters in respect of ecology, the County Ecologist considers that the recommendations in the submission are acceptable and with the imposition of planning conditions which have been suggested, this would ensure that the proposed development will not have a negative impact on protected species.

#### 4.2.6 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (PPW 10) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'.

Planning Policy Wales (PPW 10) Section 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed. TAN 15 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where:

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and



- new development would not increase the potential adverse impacts of a flood event

Representations have been made raising concerns that the development would give rise to flooding and drainage problems in the area.

Dwr Cymru Welsh Water (DCWW) have raised no objection to the drainage proposals. DCWW have reviewed the Drainage Strategy and proposed drainage layout, and note it is proposed to dispose of foul flows via the public sewerage system and discharge surface water run-off into a soakaway system. DCWW consider these drainage arrangements to be acceptable in principle. For the avoidance of doubt, DCWW request that if planning permission is given that conditions and advisory notes are included to ensure there is no detriment to existing residents or the environment and to DCWW's assets.

NRW have raised no objection to the proposal in relation to flood risk and are satisfied that the development would meet the requirements of TAN 15 provided the development is undertaken in accordance with the layout, finished floor levels and attenuation/storage of flood water within the contoured area.

The Council's Flood Risk Manager has raised no objection to the proposed drainage Scheme. The surface water from the site will be discharged into a soakaway system and porosity tests have been carried out on site to determine this is an adequate system. Soakaway design and details has all been submitted within a detailed Drainage Strategy.

A Drainage Strategy and Flood Risk Assessment has been submitted with the application.

A very small part of the proposed open space area is within a Flood Zone B which is at a low risk area of flooding within the Development Advice Maps accompanying TAN 15 – Development and Flood Risk.

On the basis that the site is not within a Flood Zone (with the exception of a very small area within the proposed open space being within a Zone B), and with regard to the responses of the drainage consultees, it is not considered there are any flooding or drainage concerns here. A Flood Risk Assessment with Drainage Strategy and layout have been submitted with the application and no objections have been raised to these by NRW, DCWW or the Council's Flood Risk Manager.

#### 4.2.7 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration.

Representations have been submitted relating to the impact of the proposal on the local highway network with particular concerns relating to the capacity of the highway network.

Highway Officers have assessed the application and information submitted and have not raised any concerns in relation to the proposal in respect of impact and capacity of the local highway network, access and egress arrangements, pedestrian/cycle links and parking provision.

It is proposed to alter the existing gated access on the A547 (Meliden Road) to form a vehicular access into the site, with the existing pedestrian and cycleway linking in to it (please see plan at front of the report).

An initial Transport Assessment (TA) was submitted as part of the application which assessed the impact of the development on the proposed site access, A547 / A5151 New Road / Rhyl Road Roundabout, and A547 / Dyserth Road / B5119 Waterfall Road Signalised Junction. However, Officers raised some queries in relation to the future capacity of the highway network due to the cumulative impact of proposed development sites (both committed and current applications) in the vicinity, as well as sites which are allocated in the Local Development Plan. The applicant has provided an additional 'Cumulative Transport Assessment' which includes the requested information and provides an assessment of the future capacity of the local highway network.

Concerns have also been raised with regard to the number of accidents in close proximity to the proposed development. Accident data for the past three years show that three accidents occurred, all resulting in slight severity injury. The area studied included the A547 / Dyserth Road / B5119 Waterfall Road signalised junction, A547 / A5151 New Road / Rhyl Road 4-arm roundabout and the A547 between both previous mentioned locations. All accidents identified occurred at varying locations within the study area which highlights the lack of any particular accident cluster spot.

Having regard to the scale of the proposed development, the existing highways network and the submitted highways details, it is considered that the proposals would not have an unacceptable impact on the local highways network in terms of capacity.

With regard to the specific issue relating to the capacity of the A547, Highways Officer have carefully considered this matter. The Cumulative Transport Assessment shows that there is sufficient spare capacity on the local highway network to accommodate the proposed development, along with other committed, allocated and current planning applications in the vicinity, as the overall impact of future development in the area is well within acceptable levels of growth.

The existing 40mph zone is also proposed to be extended approximately 40m north west of the proposed development access and will encourage traffic to reduce their speed well in advance of the development access point. Highways Officers have considered the matter raised by the Community Council that a 30mph speed restriction be considered in the area. The area in question has been assessed as a 40mph zone and with the addition of this development would not alter this. The length of the 40mph zone towards Rhuddlan would be extended however altering the speed limit to 30mph would be difficult to justify. It would however be re-assessed if there were problems in the area.

In noting the various concerns, it is significant that the Highway Officer has no objections to the proposal subject to the agreement to final details and there are no concerns in respect of the adequacy of the local highway network.

It is not considered in the context of the Highway Officer's comments, and with respect to objections raised, that there are any strong highway grounds to refuse permission.

#### 4.2.8 Affordable Housing

The Local Development Plan includes a number of policies which may be relevant to the provision of affordable housing within and outside identified settlement boundaries, in support of its strategies for meeting the needs of a growing population. The policies have been developed with regard to the objectives in Chapter 9 of Planning Policy Wales, and Technical Advice Note 2: Planning and Affordable Housing in relation to new housing provision.

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units. The policy refers to the detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision.

Policy BSC 1 sets an expectation that developers should provide a range of house sizes, types and tenures to reflect local need and demand.

The Dyserth housing market assessment show there is a demand for smaller 2 and 3 bedroom properties needed in the area.

The proposal would provide 6 affordable dwellings on site, identified on the proposed site layout plan at plots 14,15,16,17,18 and 19. The properties comprise of 3 pairs of semi detached houses, 4 no. 2 beds (Oakley) and 2no. 3 beds (Warwick). In addition to the requirement to provide 6 affordable units on site, as the proposal is for 61 units, a financial contribution would be required for the 0.1 proportion as set out in the Affordable Housing SPG. On the basis of the development proposals and latest build costs provided by RICS, the contribution would be £9,820.72.

In Officers opinion, the proposals meet the requirements of Policy BSC 4 and guidance within the Affordable Housing SPG in relation to affordable housing provision.

A Section 106 agreement is required to secure the provision of affordable housing and the relevant financial contribution at the appropriate time in the development. The agreement would need to be completed prior to the issue of the planning permission.

#### 4.2.9 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are

indicative, and onsite provision for sites of less than 30 will be considered on their merits.

The proposal indicates 2 large areas of open space of approximately 0.57ha in area. Located towards the front of the site, and linked to the existing playing field. 0.54ha of the site is allocated for open space and therefore the development exceeds the required on site provision of open space. Details of the children's play space provision should be provided along with details of how the open spaces and landscaping within the site are to be maintained, and this is suggested as a planning condition.

The development is therefore considered to be able to comply with the requirements of Policies BSC 3 and BSC 11.

#### 4.2.10 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

The Planning Obligations SPG states that Education contributions will be sought from proposed developments which comprise of 5 or more dwellings, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools. Within paragraph 13.6 of the SPG, there are exceptions set out in relation to the provision of school places based on the type of residential development proposed and the SPG states that contributions will not be sought in the following circumstances:-

- 1) Housing specifically designed for occupation by elderly persons (i.e. restricted by planning condition or agreement to occupation by those over aged 55 years or more) and also
- 2) 1 bed dwellings or 1 bed apartments or flats.

There are representations raising concerns over the capacity of local services to cope with additional dwellings, including at local schools.

The proposed development is for 61 dwellings, comprising of 2, 3 and 4 bedrooms. The Council's Education Section have been consulted and have made their calculations on the basis of the 61 dwellings, as none of the above exceptions apply in this case. The proposed residential development, based on recognised calculations, is expected to generate a need for 15 primary and 11 secondary pupil places.

On the basis of the current school roll information available, there is capacity at both primary (Ysgol Hiraddug) and secondary (Prestatyn High) school level, therefore no contribution towards education is required.

With respect to a number of comments made concerning the capacity of local schools to cope with additional housing/pupil numbers, this is not evidenced by the information provided by the Councils Education Section.

#### 4.2.11 Odour

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned,

and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

A local resident has commented that the odour from the Waste Water Treatment Works on Meliden Road (opposite the application site), can cause problems for existing residents at certain times.

DCWW have also advised that the impact of odour from the adjacent water treatment plant should be considered.

The Council's Pollution Control Officer has assessed the Odour Assessment which has been submitted and raises no objections.

The Odour Assessment explains that monitoring surveys have been undertaken on five separate occasions and the assessment predicts 'slight to negligible' impacts across the application site, with likely reducing impact for the properties beyond 200 metres from the Works. This suggests that properties at the northern end of the site closest to the Works may experience occasional low level odours depending on local weather and prevailing wind conditions.

The Assessment also makes reference to the presence of phosphate in the final effluent treated at the Works and that this is normally removed to reduce odour impacts. Correspondence from DCWW indicated that it is scheduled to remove phosphate from the final effluent and is programmed for completion in 2020. It is relevant to note that a planning application was recently registered in January 2019 (ref 42/2018/1150/PF) for various works at the Dyserth Waste Water Treatment Works, and this application includes improvements to meet up to date phosphorous standards set out in the Water Framework Directive by the regulatory date of 31<sup>st</sup> March 2020. The odour assessment submitted with the application at the Water Works demonstrates that the proposed works will result in a slight reduction in predicted odour concentration results at a number of sensitive receptors.

As noted, Public Protection Officers are satisfied that the Waste Water Treatment Plant will not have an unacceptable impact upon the amenity of the proposed dwellings.

In conclusion, Officers are satisfied that odour has been satisfactorily and thoroughly assessed.

#### 4.2.12 Archaeology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales (PPW 10), Section 6 'Distinctive and Natural Places' recognises the need to conserve archaeological remains. The consideration of archaeological remains and their setting is a material planning consideration in determining planning applications, whether those remains are a scheduled monument or not.

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a local planning authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging

consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

Clwyd Powys Archaeological Trust have raised no objection to the proposed development.

A Cultural Heritage Assessment has been submitted with the application. The Cultural Heritage Assessment was conducted in 2015 to inform the Site Development Brief (SDB), and identified 7 heritage assets within the site area of which 3 are of particular note:- A small finds scatter on the northern edge of the site, the metal finds were all post medieval and of mid 17<sup>th</sup> to late 19<sup>th</sup> century origin; The northern boundary of the site is the predicted line of a Roman Road (although there is no direct evidence on the ground); and finally at the centre of the field are the remains of a random arrangement of loose rubble positioned on the northern edge of a slight earthwork, measuring 10m east/west by 8m north/south. The Historic Environment Records the site as the possible remains of 'Maes Glas', a former building and possible building platform, possibly medieval or earlier in date.

As specified within the SDB a further Archaeological Evaluation has been undertaken. The archaeological potential of the site has been assessed by desktop study, field walkover and pre-determination evaluation. The overall site potential is considered to be low in the resulting reports.

The evaluation of the feature that was thought to be a house platform revealed that it was a former watering hole for stock with a crude revetment wall of limestone on the downslope side. Artefacts all dated to the 19th - 20th centuries. Upslope from the revetment wall is a backfilled hollow around the spring source which fed the watering hole. This feature is therefore of negligible significance and has been recorded. Trenches on the level summit of the hill did not reveal any significant archaeological features.

It is concluded that there are no adverse archaeological impacts likely to arise from the development.

#### Other matters

##### Health Board comments

In relation to the comments made by the Health Board, consideration of the application has involved assessment of elements of the design that have a bearing on health and well being ie provision of open space, design and landscape, accessibility and communication links for pedestrians and cyclists.

##### Consistency with Site Development Brief SPG

Having regard to the Site Development Brief, the proposal is considered acceptable in relation to the content and guidance within the Brief.

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## 5. SUMMARY AND CONCLUSIONS:

- 5.1 The principle of residential development is considered acceptable in this location within the development boundary of Dyserth. The proposed development would provide 61 homes of which 6 would be affordable which would meet an identified need in the area.
- 5.2 It is not considered that there would be any adverse localised impacts in relation to visual or residential amenity and in highway and drainage terms the proposal is considered acceptable.
- 5.3 It is considered that the proposal is in accord with the Site Development Brief in relation to all considerations and consultation responses from specialist consultees concur with this view.

It is therefore recommended that Members resolve to grant planning permission subject to:-

1. Completion of a Section 106 obligation to secure affordable housing provision and contribution (£9, 820.72)

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

2. Compliance with the following conditions:

### **RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than (5 years from date of decision/S106 completed
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
  - (i) Location plan (Drawing No. SL01) received 20 September 2018
  - (ii) Proposed site layout colour (Drawing No. SL01 Rev. F) received 20 September 2018
  - (iii) Proposed site layout (Drawing No. SL01 Rev. F) received 20 September 2018
  - (iv) Housetypes (House Pack Sept. 2018) received 20 September 2018
  - (v) Landscaping Proposals (Drawing No. P.972.18.03E) received 20 September 2018
  - (vi) Site Sections and finished floor levels of dwellings (Drawing No. MRD-IS.01Revision A) received 23 January 2019
  - (vii) Existing topographical survey (Drawing No. EL(9-)01 Rev. A) received 1 October 2018
  - (viii) Proposed access arrangements (Drawing No. SCP/18039/F01) received 1 October 2018
  - (ix) Proposed drainage layout (Drawing No. EL(95)01 Rev. G) received 1 October 2018
  - (x) Proposed Highway Setting Out Zone A (Drawing No. 15417 - EL (92) 01 - D) received 21st January 2019
  - (xi) Proposed Highway Setting Out Zone B (Drawing No. 15417 - EL (92) 02 - D) received 21st January 2019
  - (xii) Proposed Highway Vertical Alignment (Drawing No. 15417 - EL (92) 03 - D - 1 of 3) received 21st January 2019
  - (xiii) Proposed Highway Vertical Alignment (Drawing No. 15417 - EL (92) 04 - E - 2 of 3) received 21st January 2019
  - (xiv) Proposed Highway Vertical Alignment (Drawing No. 15417 - EL (92) 05 - D - 3 of 3) received 21st January 2019
  - (xv) Drainage Strategy & Flood Risk Assessment (CADARN Revision K) received 11th January, 2019)

3. No works in connection with the development hereby approved shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
  - a) the arrangements for the parking of vehicles of site operatives and visitors;
  - b) the location of any construction compound and measures to reinstate the land following completion of the works
  - c) the hours of site works and deliveries
  - d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
  - e) the location of areas designated for the loading, unloading, and storage of plant and materials;
  - f) the proposals for security fencing or hoardings around the site
  - g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
  - h) wheel washing facilities;
  - i) a scheme for recycling/disposing of waste resulting from demolition and construction works.
  - j) any proposed external lighting
  - k) the piling methods, in the event that this form of foundation construction is proposed

The construction phase works shall be carried out strictly in accordance with the approved elements of the Statement.

4. No development shall be permitted to commence until the detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road/and access to the site, extension of existing 40mph zone, footway links and associated highway works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
5. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 0.6 metres above the level of the adjoining carriageway.
6. The development shall be carried out in accordance with the recommendations and mitigation measures set out within the Extended Phase 1 Habitat Survey (CES Ecology dated July 2018).
7. Prior to the occupation of any of the dwellings, details of the fencing, wildlife corridor and landscaping of the public open space area to the north west of the access road to include gap filling of the existing hedgerow of the public open space shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of the dwellings.
8. Notwithstanding the submitted plans, prior to the commencement of the development, a revised landscaping scheme to include details of the timing of completion of the landscaping in relation to the phasing of development shall be submitted to and approved in writing by the Local Planning Authority. The revised landscaping scheme shall include details of supplementary planting of all existing boundary hedges and should include some semi mature trees where possible.

The development shall be carried out strictly in accordance with the approved details.

9. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
10. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the final phase of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.



11. Prior to the occupation of any of the dwellings on the site, a Landscape Management Plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas including the open spaces other than privately owned domestic gardens along with details of the laying out/equipping of all areas, minor artefacts and structures (e.g. furniture/seating, refuse or other storage units, signs, etc.) associated with the open spaces to include the timing of works, shall be submitted to and approved in writing by the Local Planning Authority.  
  
The development and Landscape Management Plan shall be carried out and undertaken as approved.
12. Prior to the application of any external materials full details of the wall and roof materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
13. Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made at manhole reference number SJ05793601 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.
14. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
15. The development shall be undertaken in accordance with the approved Drainage Strategy and Flood Risk Assessment (CADARN Consulting Engineers, Revision K, December 2018).
16. Prior to the commencement of any development a local employment strategy, containing details of measures which contribute to the promotion of local employment and training in association with the development, shall be submitted to and approved by the local planning authority. The local employment strategy shall be implemented in accordance with the approved details.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To ensure suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety, and to minimise the impact of this phase of the development.
4. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. In the interest of nature conservation.
7. In the interest of nature conservation.
8. In the interests of visual amenity and character of the area.
9. In the interest of visual amenity.
10. In the interests of visual amenity and character of the area.
11. In the interests of visual amenity and character of the area.
12. In the interests of visual amenity and character of the area.
13. 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.
14. 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.
15. In the interest of protecting the environment.
16. In the interest of protection of local employment.

Mae tudalen hwn yn fwriadol wag