

# SITE PLAN

**Adrian Jones Associates**  
 Registered Civil Engineers  
 Proposed Site Plan and Ground Floor Plans  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Unit No	Proposed Type	Area (sqm)	Permitted Use
1	A	115	3.4A Per 8
2	A	115	3.4A Per 8
3	A	115	3.4A Per 8
4	A	115	3.4A Per 8
5	A	115	3.4A Per 8
6	A	115	3.4A Per 8
7	A	115	3.4A Per 8
8	A	115	3.4A Per 8
9	A	115	3.4A Per 8
10	A	115	3.4A Per 8
11	A	115	3.4A Per 8
12	A	115	3.4A Per 8
13	A	115	3.4A Per 8
14	A	115	3.4A Per 8
15	A	115	3.4A Per 8

- Site Area 0.516 Ha (including underground cable zone)
- Density 29 dwellings per hectare
- Public Open Space Requirement 1440 sqm
- Permitted Use 3.4A Per 8
- 635 sqm provided on site (Childcare 365 sqm / CROS 169 sqm)
- 15 houses in total
- 3 No 4 bed houses with garage and 3 parking spaces
- 5 No 3 bedroom houses with garage and 3 parking spaces
- 7 No 2 bedroom houses with 2 parking spaces
- 2 cycle storage spaces per unit
- permeable block paving shared surface for addition
- permeable block paving private drives
- permeable shared drive
- permeable landscaped area
- screen fencing
- bin store
- bin day collection point
- existing ground contour
- existing ground level
- proposed ground level
- car parking space 2.4 x 4.8 m

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Heading:

REFERENCE NO. 23/2014/0375/PO  
LAND ADJ TO LLYS GWILYM  
LLANRHAADR, DENBIGH



Application Site

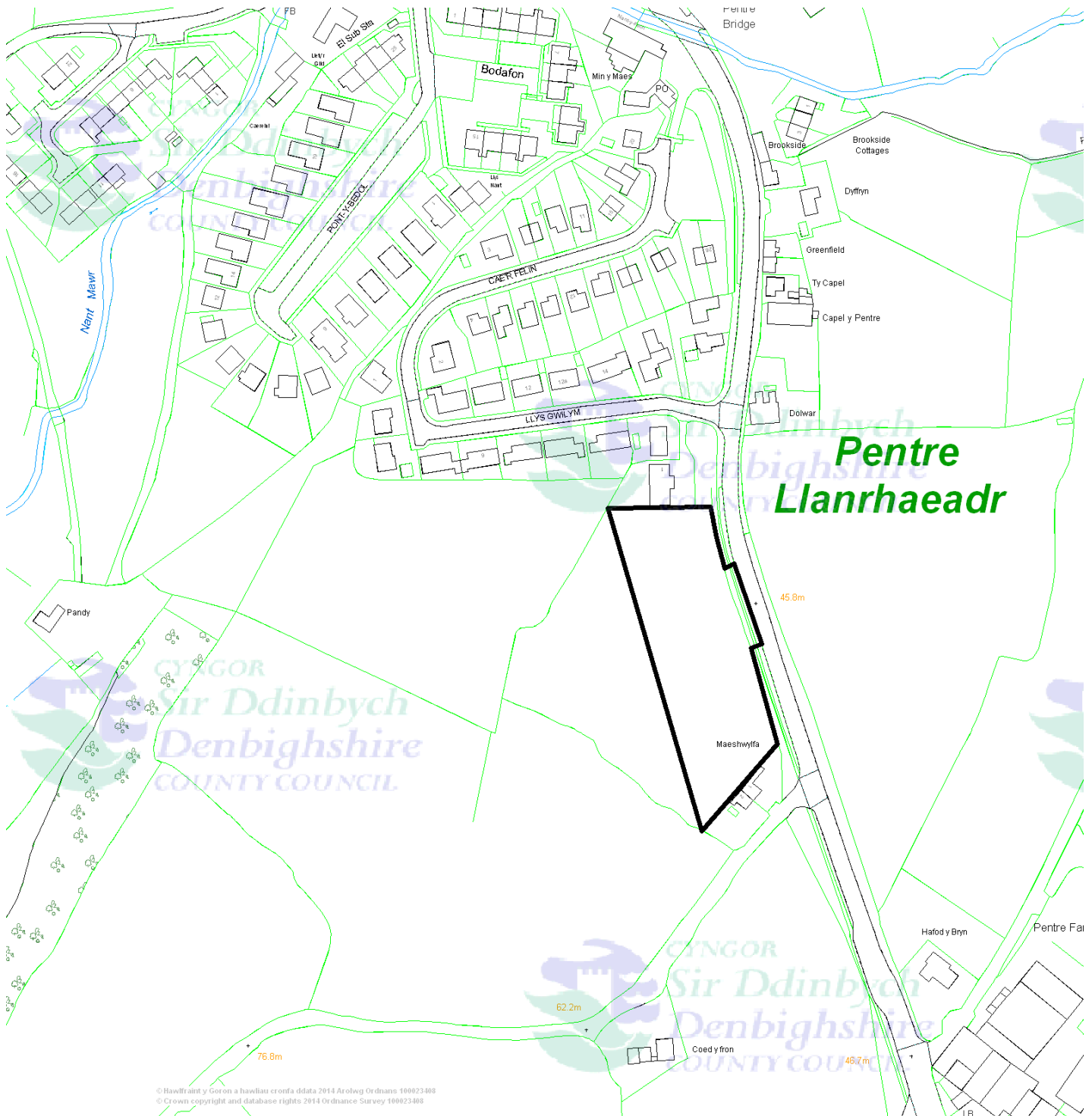


Date 14/7/2014

Scale 1/2500

Centre = 308537 E 362508 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



**ITEM NO:** 4

**WARD NO:** Llanrhaeadr Yng Nghinmeirch

**WARD MEMBER(S):** Councillor Joe Welch

**APPLICATION NO:** 23/2014/0375/ PO

**PROPOSAL:** Development of 0.53 ha of land by the erection of 15 no. dwellings and construction of a new vehicular access (outline application including access and layout)

**LOCATION:** Land adjacent to Llys Gwilym Llanrhaeadr Denbigh

**APPLICANT:** Mr & MrsWB, ME, EL & EC Davies

**CONSTRAINTS:**

**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

**CONSULTATION RESPONSES:**

**LLANRHAEADR Y.C. COMMUNITY COUNCIL**

Original response

“The only observation that the Members of Llanrhaeadr Community Council have on the above planning application is that should the application be granted then the current speed restrictions through Pentre Llanrhaeadr should be extended on the A525 towards Pentre Farm, Llanrhaeadr.”

Response to reconsultation

“Please be informed that the Members of Llanrhaeadr Community Council approve the planning application with no objections and approve the development of 15 number of dwellings at the location site.”

**NATURAL RESOURCES WALES**

Do not object to the proposals, as they are considered unlikely to adversely affect protected sites or protected species. Work on trees would require a bat survey to be undertaken. Proposals for lighting within the site should be designed to minimise potential impacts on bats.

**DWR CYMRU / WELSH WATER**

No response received

**WALES AND WEST UTILITIES**

Advise that their nearest apparatus is in the Llys Gwilym development. Would need to be contacted by the developer if a connection was being sought

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Highways and Infrastructure

- Highways Officer

No objections subject to inclusion of conditions requiring approval of full details of highway works, visibility splays, construction stage arrangements.

Biodiversity Officer

No objection. Bat survey required if there are works on the tree overhanging the site. Site clearance and any work on hedgerows should be carried out outside the bird nesting season.

Housing and Community Development Service

- Housing Strategy and Development Officer

Confirms there is demand on the Affordable Housing Register and on the social housing waiting list, hence recommends the 10% affordable provision is adhered to in this case.

**RESPONSE TO PUBLICITY:**

E. Williams, Dolwar, Llanrhaeadr (O) Petition 22 signatories (O)

D. Birch, 3, Llys Gwilym, Pentre, Llanrhaeadr (O),

E. Williams, Dolwar, Llanrhaeadr (O)

In objection

Summary of planning based representations in objection:

Number of dwellings excessive

Allocation in the Development Plan is 10 dwellings / lower density is more appropriate on the periphery of the village / 50% increase on earmarked figures would set an unwanted precedent

Housing

No indication of proposed number of affordables – 10% in local Plan policy should be a minimum / 15 additional dwellings seems inappropriate when more elderly people need single storey accommodation

Community Linguistic Impact Assessment

Assessment should be submitted to quantify the effect on the Welsh language and linguistic character of the village / this should also take into account the potential impact of an additional 23 houses allocated in the LDP for the village

Highways

New access would represent a traffic hazard on the busy A525

In support

General acceptance of need for development in the village, but this should be done within the principles of the LDP boundaries and evidence of local need and type of houses required.

**EXPIRY DATE OF APPLICATION: 26/05/2014**

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

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

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 The application seeks outline planning permission for a residential development on 0.53 hectares of land, including approval of the means of access and the layout. All other matters, including the appearance, landscaping, and scale of development would be the subject of a future detailed application.

1.1.2 The site is included within the development boundary for Pentre Llanrhaeadr village in the Local Development Plan, and lies to the south of dwellings on the Llys Gwilym development, fronting the Denbigh – Ruthin A525 road.

- 1.1.3 The application documents include a proposed Site Plan illustrating –
- the access detailing (a new cul de sac road off the A525),
  - the layout of 15 dwellings (3x4 bed houses, 5x3 bed houses, and 7x2 bedroom houses)
  - associated open space (a 365sq m children's play space)
  - the intention to keep the frontage hedgerow along the A525, other than at the point of the new access; and to plant a new hedgerow along the western boundary of the site
  - the intention to retain an agricultural access to the remainder of the field to the west.

The site plan is attached at the front of the report.

- 1.1.4 The supporting documents include a Design and Access Statement, a Phase 1 habitat Survey, and a Tree Survey. Following exchanges with the applicants agents, a Community Linguistic Statement, a Water Conservation Statement, and a Code for Sustainable Homes Pre-assessment Statement have been submitted.

The main points of relevance to the proposals in the supporting documents are –

In the Design and Access Statement

The site is allocated for housing in the Local Development Plan

It is currently pasture land, sloping gently down from north to south, with a combination of natural hedgerow boundaries, panel fences, and low walls, with no defined western boundary

It is currently pasture land

The CCW's Landmap documents record the site within a character area described a 'moderate' in respect of landscape, habitat, and visual and sensory criteria. The site is within an Historic Landscape Area.

The density of the development equates to approximately 29 dwellings to the hectare, which is considered a more efficient use of the land than the 10 dwellings suggested in the Development plan (19 per hectare).

In relation to Planning policy issues:

The basic impact tests in policy can be met

There have been no similar sized developments of comparable scale completed in the village within the last 5 years on which the impact on Welsh culture can be assessed

10% affordable housing can be achieved in a tenure neutral manner

Childrens Play Space can be provided and some Community Recreation Open Space (CROS), but it is impractical to provide all the CROS given the confined nature of the site

In the Phase 1 habitat Survey

The site is considered to be of limited ecological interest

#### In the tree survey

This is a basic condition survey which confirms the trees and hedgerows on the site are in acceptable condition. Some work is recommended on the main tree.

#### In the Community Linguistic Statement

The statement concludes that the development may slightly add to the number of non-Welsh speaking households in the area but this will not be a significant percentage increase. The scheme will provide the opportunity to attract young families into the area and create a more balanced age profile for the community, which will help sustain local services and businesses and contribute to the vitality of the community.

#### In the Code for Sustainable Homes Statement

The Statement indicates a Code for Sustainable Homes Level 3 (plus 6 credits under ENE1) is achievable on the site.

1.1.5 Additional information provided by the applicant's agent confirms that::

- The applicants are minded to enter into a Section 106 agreement with the Council for the provision of the relevant Community Recreational Open Space off site, through payment of a commuted sum. The Children's play space proposed would remain and the originally proposed areas shown as open space would be incorporated into private gardens.
- The applicants are agreeable to meeting the requirements of the Council's Affordable Housing policy through the necessary Section 106 Agreements.
- In relation to density issues, it is considered that the 29 dwellings / hectare proposed is similar to that in the nearby edge of village Llys Gwilym estate, is less than the 35 /hectare referred to in Policy RD1 of the Local Plan, and a lower density would not be an efficient use of the land, meaning an increase in the cost of development and less affordable homes.

#### 1.2 Description of site and surroundings

- 1.2.1 The application site forms part of an open field on the west side of the A525 as it enters Pentre Llanrhaeadr from the south (Ruthin) side.
- 1.2.2 It has a mature hedgerow running along the entire road frontage, and an agricultural access at its northern end near the bungalow at the entrance to Llys Gwilym, which forms its northern boundary.
- 1.2.3 There is a pair of semi detached dwellings (Maeshwylfa) backing onto the application site at its southern end.
- 1.2.4 The site is on relatively flat pastureland which rises up to the west outside the boundary of the site.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary for Pentre Llanrhaeadr, which is identified as a village for the purposes of the Local Development Plan. It is annotated as a Housing Allocation on the Proposals Map, and under Policy BSC1 of the LDP, is referred to as 'land rear of Maeshwylfa' with an indicative number of 10 dwellings.

1.3.2 Pentre Llanrhaeadr is within the Historic landscape of the Vale of Clwyd.

#### 1.4 Relevant planning history

1.4.1 None.

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

1.5.1 Officers have sought additional information in relation to the requirement for a Community Linguistic Statement and Water Management Statement, as required by Development Plan policies, and for clarification of the approach to provision of Affordable Housing and Open Space. The information was received in early June 2014 and a reconsultation was carried out, including with the Community Council and occupiers of neighbouring properties.

1.5.2 As noted previously, the agent has advised that the applicants are minded to enter into a legal agreement with the Council in relation to the payment of the relevant contributions towards open space provision and the arrangements for affordable housing provision, at the appropriate time.

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

2.1 None of relevance given the recent inclusion of the site within the development boundary of the village in the Local Development Plan.

### **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 RD 1 Sustainable Development and good standard design

Policy RD 5 The Welsh language and the Social and cultural fabric of communities

Policy BSC 1 Growth Strategy for Denbighshire

Policy BSC 4 Affordable Housing

Policy BSC 11 Recreation and Open Space

Policy VOE 2 Areas of Outstanding Natural Beauty / Area of Outstanding Beauty

Policy VOE 5 Conservation of natural resources

Policy VOE 6 Water management

Policy ASA 3 Parking Standards

3.2 Supplementary Planning Guidance

SPG Note 4: Recreational Public Open Space

SPG Note 8: Access for all

SPG Note 22 Affordable Housing in New Developments

SPG Note 25: Residential Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 6 February 2014

TAN 1 Joint Housing Land Availability Studies (2006)

TAN 5 Nature Conservation and Planning (2009)

TAN 12: Design (2009)

TAN 20: The Welsh language – Unitary Development Plans and Planning Control (2000)

TAN 22: Planning for Sustainable Buildings (2010)

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

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 6, 2014 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW 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., 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 (Sections 3.1.3 and 3.1.4).

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 Drainage (including flooding)

4.1.6 Highways (including access and parking)

4.1.7 Affordable Housing

4.1.8 Open Space

4.1.9 Sustainability including codes and water management

4.1.10 Impact on Welsh Language and Social and Cultural Fabric

4.1.11 Density

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.

The site is now located within the development boundary of Pentre Llanrhaeadr, which is designated as a village in the adopted Local Development Plan, and it is allocated as a housing site on the proposals map accompanying the Plan.

The principle of residential development in this location is consistent with the Council's adopted plan, and this is now a significant consideration in relation to the application. Given this background, Officers would respectfully suggest the acceptability of the particular proposals therefore has to rest on the specific impact assessments detailed 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.

There are objections to the proposal based on potential visual impacts arising from the density of development on the edge of the village.

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 recent allocation of the site for residential development, and the mitigating impact



of the frontage hedgerow and associated landscaping. 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.

#### 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.

There are no local concerns expressed over potential for loss of privacy, etc. from new development on the site. The application contains an illustrative layout indicating a possible format for a development, but there are no elevation details to allow assessment of the impact on adjacent properties.

In the absence of full details of the dwelling types, it is not possible or appropriate to consider 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.

#### 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 (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.

There are no objections expressed over the potential impact on ecology as a result of development. Ecological Assessments have been undertaken, and the Council's Biodiversity Officer and Natural Resources Wales have raised no objection in principle subject to the undertaking of bat surveys, in the event that works are proposed on the tree close to the site boundary.

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.

#### 4.2.5 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. 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.

There are no representations over highway drainage issues. Natural Resources Wales and Dwr Cymru /Welsh Water have raised no objection to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

In Officers' opinion, drainage issues can be covered by the inclusion of suitable conditions on any permission.

#### 4.2.6 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 (Section 8) and TAN 18 – Transport, in support of sustainable development.

The means of access to the site is included for approval as part of this outline application.

There are objections raised by local residents in relation to highway safety. The Community Council have requested the 40mph sign be moved further away from the entrance to the village in conjunction with the development. The Highways Officer has no objections to the proposal and has no concerns in respect of the adequacy of the local highway network, subject to conditions.

It is not considered, with respect to objections raised, that there are any strong highway grounds to refuse permission here. The Highways Officer is satisfied at the proposals subject to approval of details, including the position of the 40 mph restriction, which can be the subject of suitable planning conditions.

#### 4.2.7 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.

The Council's Housing Officer has advised there is demand in the locality for affordable housing, and that the 10% figure should be adhered to. The agent has stated that the applicant would be willing to enter into an agreement to ensure the delivery of the relevant Affordable Housing requirement.

In accordance with current planning policy, it is now accepted practice on outline planning applications to use a 'standard' form of planning condition to require further approval of the arrangements for provision of Affordable Housing prior to the commencement of development. Officers suggest this approach to be appropriate in this instance.

#### 4.2.8 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.

The agent has advised that the Council's Open Space requirement could be met in respect of the provision of a Children's Play Area as shown on the submitted plan, but that in respect of the requirement for a Community Recreation Open Space, by a commuted sum payment.

In Officers opinion, there is some sense in pursuing the commuted sum option in lieu of on site provision of Community Recreation Open Space in this instance, having regard to the location of the site and the benefits from using a commuted sum for the improvement of existing open space in the area. This can be covered by imposition of a planning condition requiring agreement to the mechanism for compliance with the open space requirement.

#### 4.2.9 Sustainability including codes and water management

Sustainable development is a key part of the Local Development Plan Strategy, and has been applied to the land use policies and allocations in the Plan. The current version of Planning Policy Wales (Section 4.12) sets out Welsh Government's drive to ensure that development proposals mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use, and eventual demolition, and outlines the requirement to move towards more sustainable and zero carbon buildings in Wales through application of specific standards for construction. The Sustainability Code requirements are referred to in TAN 22 Sustainable Buildings, which confirms the obligation on applicants to demonstrate that building(s) can meet specific standards of construction and carbon emission levels.

In the case of this submission, the application is accompanied by a Design and Access Statement and Code for Sustainable Homes Statement which demonstrates that the requirements of TAN 12 and TAN 22 can be satisfactorily addressed. The Water Conservation Statement provides an outline of steps to be taken to conserve and use water as part of the development.

Welsh Government policy in relation to Sustainable Buildings is due to change from the end of July 2014, through revisions to PPW and the cancellation of TAN22, to coincide with changes to Part L of the Building Regulations. The consequence for the handling of planning applications is therefore that there is no requirement for the imposition of conditions relating to compliance with the Codes for Sustainable Homes or BREEAM standards.

#### 4.2.1 0\_ 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.

The Community and Linguistic Statement submitted with the application concludes that the development may slightly add to the number of non-Welsh speaking households in the area but this will not be a significant percentage increase, and it suggests it will provide the opportunity to attract young families into the area and create a more balanced age profile for the community, which will help sustain local services and businesses and contribute to the vitality of the community.

In Officers' opinion a residential development on this site would not by virtue of its size, scale, and location cause significant harm to the character and language balance of the community. The site is identified as one suitable for new housing in the development plan in order to meet the County's growth targets, and as part of the allocation process due account would have been taken of the potential for impact on the language and social fabric.

#### 4.2.11 Density of development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density.

There are representations raising concern over the number of dwellings proposed on the periphery of the village, drawing attention to the table in the Local Development Plan indicating a number of 10 for the site. The Community Council are supportive of the proposal for 15 dwellings.

Applying the density figure referred to in Policy RD1 to the site area would give an equivalent number of 19 dwellings. 15 dwellings are proposed, so the density is actually marginally below the guidance in the policy. The table in the Local Development Plan referring to 10 dwellings provides purely an indicative number for allocated sites and takes no account of detailed considerations to be applied to individual sites. In respecting local concerns, it is to be noted that the existing Llys Gwilym and Cae'r Felin site immediately to the north has a density in the order of 21 dwellings to the hectare, and other estates at Gernant, Bodafon, Pont y Bedol and Maes y felin have similar if not higher densities. Consequently, Officers do not believe the proposed density is inappropriate for a site on the edge of the village or that there is conflict with test ii) of the policy.

## **5 SUMMARY AND CONCLUSIONS:**

- 5.1 The site has been included as a housing allocation within the development boundary of Pentre Llanrhaeadr as part of the now adopted Denbighshire Local Development Plan. This establishes the acceptability of the principle of the development.
- 5.2 The report sets out the main planning issues which appear relevant to the consideration of the application. There are concerns raised over highway and density issues, but the proposals have been scrutinised by the Highways Officer, and it is not considered that there are any substantive grounds to resist the grant of outline permission.

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

1. Approval of the details of the scale and appearance of the building(s), and the landscaping of the site (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 from the date of this permission.
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. Prior to the commencement of any works on the tree overhanging the site, details of a bat survey and any associated Reasonable Avoidance measures and mitigation considered necessary to address conflicts with the species including the details of how the measures will be secured shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly in accordance with such approved details.
5. **PRE-COMMENCEMENT CONDITION**  
No development shall take place until a scheme of foul drainage, surface water drainage and land drainage has been submitted to, and approved by, the Local Planning Authority. The surface water drainage scheme should be based on sustainable drainage principles and an assessment of hydrological and hydrogeological context of the development. The drainage strategy should demonstrate the surface water run-off will not exceed the run-off from the undeveloped site. The approved scheme shall be completed before the development is completed.
6. **PRE-COMMENCEMENT CONDITION**  
The development shall not begin until arrangements for the delivery of affordable housing, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.
7. **PRE-COMMENCEMENT CONDITION**  
The development shall not begin until arrangements for the provision of open space, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.
8. 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.

9. Full details of the vehicular access, internal estate road and associated highway works including the detailed design, layout, construction, drainage, relocation of the 40mph speed limit and street lighting shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any site works and the access shall be completed in accordance with the approved plans before any dwelling is occupied.
10. In relation to the carrying out of the works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management scheme, vehicle wheel washing facilities, hours and days of operation, the management and operation of construction vehicles and the construction vehicle routes, the works shall be carried out strictly in accordance with the approved details.
11. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles in accordance with the approved plan, and which shall be completed prior to the proposed development being brought into use.
12. The visibility splays shown on the approved plan shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 1.05 m in height above the level of the adjoining carriageway.

The reasons for the conditions are:-

1. The application is for outline permission with details of means of access and layout only.
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. In the interests of Nature Conservation.
5. To prevent the increased risk of flooding, both on and off site.
6. In order to ensure suitable arrangements for affordable housing in accordance with planning policies.
7. In order to ensure suitable arrangements for open space in accordance with planning policies.
8. In order to ensure that trees and hedges to be retained are not damaged by building or engineering works.
9. 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.
10. In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety.
11. 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.
12. To ensure that adequate visibility is provided at the proposed point of access to the highway.

#### **NOTES TO APPLICANT:**

You are advised that suitable legal agreements will be required in relation to the highway works and you should contact the Highway Authority to discuss the requirements of the highway improvements at an early stage. Please contact Mike Parker 01824 706977.

The following matters are drawn to the applicant's attention :

- (i) Highway Supplementary Notes Nos. 1,3,4,5 & 10.
- (ii) New Roads and Street Works Act 1991-Part N Form.
- (iii) Denbighshire County Council Specification for Road Construction.
- (iv) Denbighshire County Council General Notes for Highway Lighting Installations.
- (v) Denbighshire County Council General Requirement for Traffic Signs and Road Markings.