





Garden area sunken down approx. 500mm for food water management with gravel finish

New wall built in stone at 1800mm high with double timber gates will match the entrance into the flats car park further up development

Pedestrian ramps on either side of the vehicle access at 2m x 2m

Gravel seats across site entrance with tarmacadam in entrance approach

Drainage channel across the entrance to the site with connection into the main drainage. Access up to gates in tarmacadam finish

New stone wall to match the existing around the site as previously approved on the application for the hotel conversion

Total sunken flood management areas at 32sqm as noted

Paving to rear and side ramped access

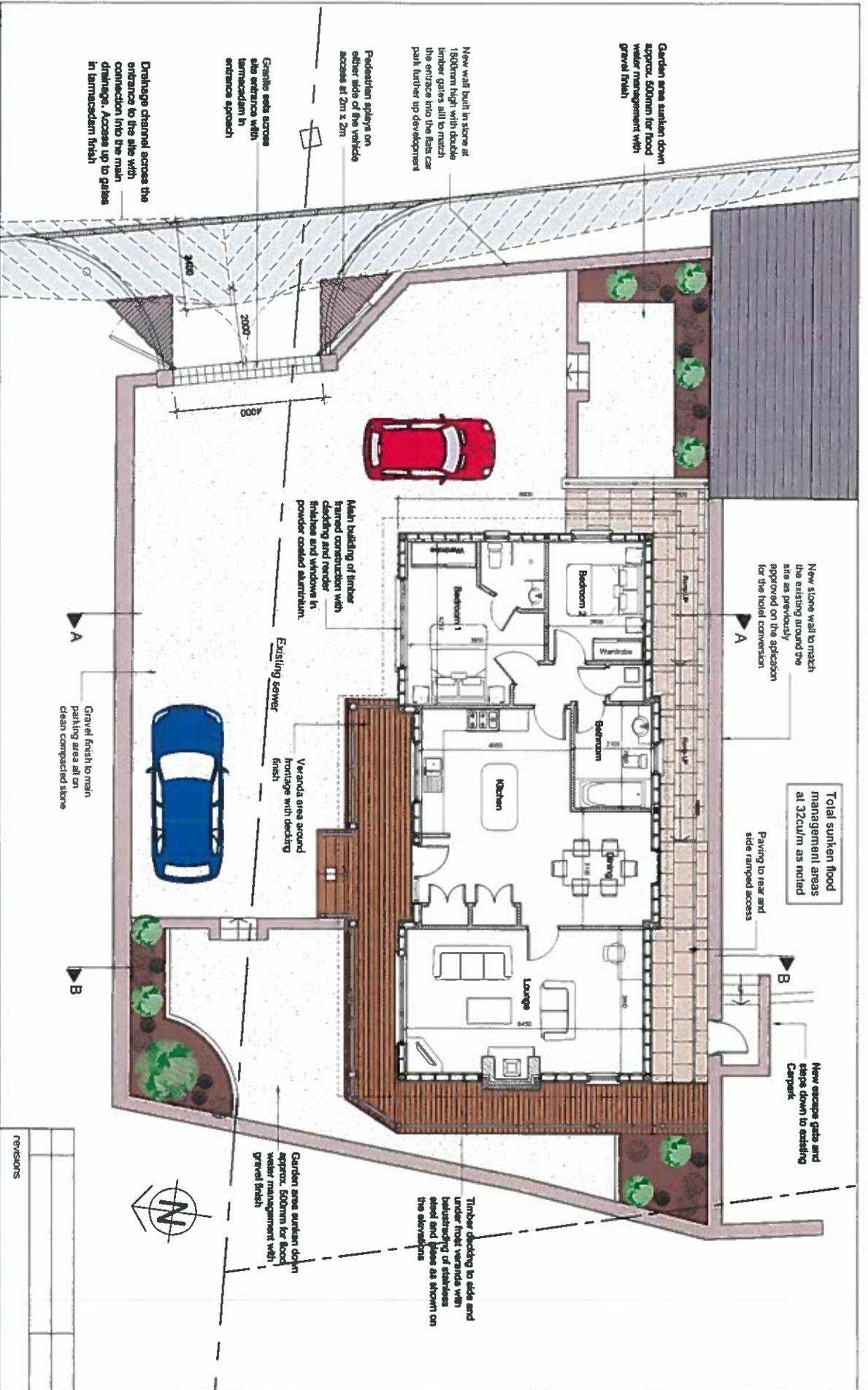
New escape gate and steps down to existing Carpark

Timber decking to side and under front veranda with balustrading of stainless steel and glass as shown on the elevations

Garden area sunken down approx. 500mm for food water management with gravel finish

Veranda area around frontage with decking finish

Main building of timber framed construction with decking and windows in finishes and windows in powder coated aluminium.



**Project**  
 Redevelopment of Central Hotel  
 New dwelling on remaining plot  
 The Square,  
 Corwen  
 LL21 0DE

**client**  
 Lee Properties  
**dwg Title**  
 Proposed Floor / Site Plan

**jpi** **architectural design**  
 john gwyn Jones

11 Llangynfryn  
 Great Orme  
 Llandudno  
 Gwynedd  
 LL50 2EP

Tel: 01492 873042  
 Fax: 01778 626182  
 email: jpi@architecturaldesign.co.uk

revisions	job no	dwg no	rev
	521 - 03 - 14	03	

scale: 1:100 @ A3  
 date:



**WARD :** Corwen

**WARD MEMBER(S):** Cllr Huw Jones

**APPLICATION NO:** 05/2015/0040/ PF

**PROPOSAL:** Erection of single storey dwelling and alterations to existing vehicular access

**LOCATION:** Land off Green Lane Corwen

**APPLICANT:** Mrs Ruth Lee  
Lee Properties

**CONSTRAINTS:** AONB

**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:**

**CORWEN TOWN COUNCIL**

'I refer to the above application relating to land off Green Lane, Corwen and concern was expressed by members of Corwen Town Council regarding the access on to Green Lane.'

**NATURAL RESOURCES WALES**

The application site lies within Flood Zone C2. Highly vulnerable development should not be permitted in Zone C2.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES**

Highways Officer

No objection subject to conditions securing acceptable parking and access arrangements.

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 12/03/2015

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

- additional information required from applicant

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of a single storey dwelling and associated alterations to access arrangements.
- 1.1.2 External wall materials include timber cladding, render and stone plinths. Roof materials would be seamed metal insulated sheeting.
- 1.1.3 New timber gates and a stone boundary wall are also proposed.

1.2 Description of site and surroundings

1.2.1 The site is a plot located to the north of the town centre of Corwen. The locality is characterised by a mixture of uses including commercial and residential.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary, The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and a C2 flood zone as defined in the TAN 15 Development and Flood Risk Advice Map.

1.4 Relevant planning history

1.4.1 None.

1.5 Developments/changes since the original submission

1.5.1 Additional information submitted in relation to flood risk.

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 BSC1** – Growth Strategy for Denbighshire

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

**Policy BSC11** – Recreation and open space

**Policy VOE2** – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

**Policy VOE6** – Water management

**Policy ASA3** – Parking standards

3.1 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Note 15 - Development and Flood Risk (TAN 15)

3.2 Other material considerations

NRW Policy Clarification Letter - Justifying Development in Flood Risk Areas (12 March 2015)

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 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 Drainage (including flooding)
- 4.1.5 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 1 - Sustainable development and good standard design steers development towards sites within development boundaries.

The site lies within the development boundary of Corwen as defined in the Local Development Plan.

Having regard to the above it is considered that the proposals are acceptable in terms of general principle.

4.2.2 Visual amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. 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. Plan Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. Planning Policy Wales (Section 6), stresses the importance of protecting the historic environment, and in relation to Conservation Areas, to ensure they are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls. The basic objective is therefore to preserve or enhance the character and appearance of a Conservation Area, or its setting.

Having regard to the design, siting, scale, massing and materials of the proposed dwelling in relation to the existing site and surroundings, it is considered that the proposals would have an acceptable impact on the site and surroundings and therefore comply with the requirements of the policies listed above, and would therefore have an acceptable impact on visual amenity.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 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.

Having regard to the scale, location and design of the proposed dwelling in relation to other buildings in the locality and the nature of the uses of those buildings, it is considered that the proposals would have an acceptable impact on residential amenity. The proposals therefore comply with the policies and guidance listed above.

4.2.4 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. Paragraph 6.2 of TAN 15 advises that highly vulnerable development and Emergency Services in zone C2 should not be permitted. Residential development is defined as highly vulnerable development.

The site is located within a C2 Flood Zone as defined by the TAN 15 Development and Flood Risk Advice Map.

The application proposed a residential dwelling in a C2 flood zone. TAN 15 states that this type of development should not be permitted. This issue has been clarified by a letter issued by NRW in March 2015. The proposed development is therefore considered unacceptable in relation to flood risk and contrary to test xi of policy RD 1 of the Local Development Plan.

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

Planning Policy Wales 3.1.4 refers to what may be regarded as 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 acceptability of means of access is therefore a standard test on most planning applications. 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. SPG 21 sets a maximum requirement for parking to be 1.5 spaces per 1 bed dwelling. This is a maximum requirement and mitigating circumstances such as access to off site parking and provision of public transport will be taken into account.

The Highways Officer has raised no objection subject to conditions securing appropriate detailing.

Having regards to the design, scale and location of the proposals it is considered that proposals would not have an unacceptable impact in relation to highways, access or parking arrangements subject to conditions securing appropriate detailing.

## 5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposal is for highly vulnerable development in a C2 flood zone contrary to the tests of TAN 15. The application is therefore recommended for refusal.

**RECOMMENDATION: REFUSE-** for the following reasons:-

The reason is :-

1. The site lies within a C2 flood zone and proposes highly vulnerable development and is therefore considered to have an unacceptable risk in relation to flooding. The proposal is therefore contrary to advice contained within Technical Advice Note 15 - Development and Flood Risk and test xi of Policy RD 1 of the Denbighshire Local Development Plan.