



This drawing is not valid for planning purposes until 14 November 2024 or the date shown on the plan.

WARD : Prestatyn Meliden

WARD MEMBER(S): Cllr Peter Evans (c)

APPLICATION NO: 43/2014/1371/ PF

PROPOSAL: Full planning application for change of use of land for siting of 26 park homes including access, car parking and associated works, and erection of 17 dwellings and conversion of existing buildings into 2 dwellings

LOCATION: Plas Deva Caravan Park Ffordd Talargoch Meliden Prestatyn

APPLICANT: W Flannigan Flannigan Estates Limited

CONSTRAINTS: Tree Preservation Order
Section 106

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

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

- Recommendation to grant / approve – 4 or more objections received
- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL:
“no objection”

NATURAL RESOURCES WALES:
No objections

DWR CYMRU / WELSH WATER:
No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure

- Highways Officer: No objections subject to conditions being imposed to control the construction of the access
- Footpaths Officer : No objections

Drainage Officer:
No objections

Ecologist:
No objections

Caravan Licensing Officer: Objects on the grounds that the spacing between the caravans, dwellings, and general infrastructure on the site appears inadequate to comply with the required standards

RESPONSE TO PUBLICITY:

In objection

Representations received from:

J. Blackshaw, 3 Morfa Ddu, St James Drive, Prestatyn

J. Bowe, 6 Morfa Ddu Park, St James Drive, Prestatyn

Chris Evans, 139 Ffordd Talargoch, Meliden

B. Leeming, 44, Pen-y-Maes, Meliden

Summary of planning based representations in objection:

- The principle of a housing site being a mix of park homes and dwellings is impractical
- The proposal would result in a loss of highway safety
- The proposal would have a detrimental impact on the amenity of the area and result in a loss of privacy for adjacent dwellings on Pen y Maes

EXPIRY DATE OF APPLICATION: 29/01/15

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations
- 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

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for the change of use of land for siting of 26 park homes including access, car parking and associated works, the erection of 17 dwellings and conversion of existing buildings into 2 dwellings.
- 1.1.2 The park homes would be located to the rear of the site, and the 'bricks and mortar' element to the front half of the site. The building proposed for conversion is in the centre of the site.
- 1.1.3 The dwellings would be constructed in 3 blocks of terraces, one backing onto the main road along the northern boundary, one running north to south through the centre of the site and the third block running north to south along the eastern site boundary.
- 1.1.4 The dwellings would be constructed of brick and would have pitched tiled roofs. They would be of dormer bungalow style design, each with a first floor Juliette balcony, and gable feature to the front, and smaller dormer features on the rear elevation.
- 1.1.5 The building to be converted is two storey in height and of symmetrical appearance with principal room windows either side of a central entrance doorway. Existing flat roof extensions to the building would be replaced with hipped roofs. The building would be subdivided into 2 three bed dwellings.
- 1.1.6 The park home units proposed are different to traditional static or touring caravans but are in accordance with the Caravan Sites and Control of Development Act 1960 (as amended) and the structures would comply with section 13 (1) of the 1968 Act. A typical example of the proposed park homes is shown at the front of this report.
- 1.1.7 The Design and Access Statement submitted sets out the legislative background of park homes explaining that the application seeks consent for the use of the land for park homes for permanent residential use and explains that the detailed layout of the site will be done in accordance with regulations set out within the Caravan Sites and

Control of Development Act 1960, and the Model Standard Conditions 2008 as the units are within the definition of caravans and will require a Site Licence.

- 1.1.8 The application documents state that the park homes would be marketed to retired and semi-retired persons over the age of 55 and that the site is designed and laid out to be low maintenance.
- 1.1.9 The existing site access is to be improved by widening it to 4.8 metres width which would allow two way vehicle movements in and out of the site. Visibility splays of 43 metres by 2.8 metres would be provided.
- 1.1.10 Within the site the access roads would 4.8 metres wide and turning heads are to be provided to allow for the turning of emergency and refuse vehicles. Each dwelling and park home would be served by 2 parking spaces – a total of 91 parking spaces across the site.
- 1.1.11 A tree constraints plan has been submitted showing all Category A and B trees to be retained. Category A trees are high quality trees with life expectancy of at least 40 years and Category B trees are moderate quality with life expectancy of at least 20 years.
- 1.1.12 The application is also accompanied by a protected species report.

1.2 Description of site and surroundings

- 1.2.1 Plas Deva is a vacant static and touring caravan site which is thought to have ceased operating in 2006 or 2007. This was prior to the submission of an outline application for residential development in 2007. The site contains all of the original concrete bases for the caravans and the site managers dwelling, known as 113 Ffordd Talargoch. The site is licenced for 65 caravans. It is relevant to note that the previous planning use and the licence allowed the site to be used for tourist use and not permanent residential occupation.
- 1.2.2 The site comprises of approximately 1ha of land and consists of a series of terraces sloping upwards to the rear of the site from Ffordd Talargoch.
- 1.2.3 The site has a number of trees which are protected by Preservation Orders located in a large group to the front of the site. An existing vehicular access to the site is to the north eastern corner. There is a secondary vehicular access off an existing track to the south western boundary which is now gated. Along Ffordd Talargoch the site is bounded by a high stone wall.
- 1.2.4 The site shares its access with a private dwelling to the rear of the site (Gwrych Mount) which has a right of way leading through the site.
- 1.2.5 To the southern boundary the site abuts the Prestatyn to Dyserth walkway which lies at the base of Graig Fawr, which is a Site of Special Scientific Interest and within the Area of Outstanding Natural Beauty. Plans indicating the site location and accesses are attached to the front of the report.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Meliden and is an allocated housing site within the Local Development Plan (LDP). This allocation reflects the planning permission which existed for residential development at the time of the adoption of the LDP. The site lies close to, but outside the boundary of the Area of Outstanding Natural Beauty and Graig Fawr Site of Special Scientific Interest.

1.4 Relevant planning history

- 1.4.1 Outline planning permission for residential development was granted in 2008, with an extension of time to submit reserved matters details for an additional 2 years agreed in 2011, which expired in October 2013. There are therefore no extant planning permissions in place for residential development.
- 1.4.2 Planning permission was then sought in 2013 for the change of use of land for the siting of up to 43 park homes for permanent residential occupation including access improvements and retention of existing building for site manager's accommodation. This application was refused in 2014 on the grounds that the proposal was not acceptable in principle and would not provide a suitable mix of dwelling types and tenures.

1.5 Developments/changes since the original submission

- 1.5.1 Initially this application was submitted as a hybrid application which sought permission for a change of use for part of the site to park homes, and outline permission for the remainder of the site for dwellings.
- 1.5.2 Having considered the allocated status of the site, and the previous reason for refusal, Officers formed the opinion that if the hybrid application were granted there would be no control to ensure the 'bricks and mortar' element of the site would be delivered, and potentially the site would become a 'park homes' site only. This would be at odds with the Local Planning Authorities earlier decision on the site. Therefore Officers requested that the application be made in full for the whole site. This would enable phasing conditions to be imposed to ensure a full delivery of the proposal, should the details be acceptable in all other respects.
- 1.5.3 The applicants duly submitted full details for the whole site. Initial consideration of the details suggested that the proposal was primarily for 2 bed units only. Officer's opinion was that this was not a suitable mix. In addition Officers were of the opinion that the layout of the site as a whole was not suitable. These views were relayed to the applicants, who again have amended their plans to reflect comments made.
- 1.5.4 The plans now being considered are the result of the lengthy negotiations that have taken place between the applicants and Officers.

1.6 Other relevant background information

- 1.6.1 A 'Park Home' is defined as being a 'caravan' as set out in the Caravan Sites and Control of Development Act 1960 and 1968. A 'caravan' means any structure designed or adapted for human habitation which is capable of being moved from one place or another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adopted.
- 1.6.2 Park Homes are constructed in two sections off site and then transported to the site where they are bolted together on a concrete base, fitted out and connected to mains services. Park Homes can vary in width and length depending on the type of unit that a prospective occupier purchases and sites on the land, however the dimensions are limited by the Caravan Sites and Control of Development Act 1960 to a maximum of 20m in length, 6.8m in width and 3.05m in height when measured internally from the floor at the lowest point to the ceiling at the highest level. An illustration of a typical Park Home is provided at the front of the report.

2. **DETAILS OF PLANNING HISTORY:**

2.1 43/2007/0714/PO Development of 1.0 ha of land for residential development and construction of new vehicular access (outline application) GRANTED at Planning Committee 3rd September 2008.

43/2011/0798/PS Variation of condition no's 2 and 3 of outline planning permission code no. 43/2007/0714 to extend the period for submission of reserved matters and commencement of development APPROVED under delegated powers 11th October 2011 with the following

conditions imposed:

Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.

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.

23/2013/1318/PF Change of use of land for the siting of up to 43 park homes for permanent residential occupation including access improvements and retention of existing building for site managers accommodation. REFUSED at Planning Committee 18th June 2014 for the following reasons:

- 1. It is the opinion of the Local Planning Authority that the proposal to change the use of an existing holiday caravan site to permanent residential use is unacceptable in principle, being contrary to Policy PSE 12 in the Denbighshire Local Development Plan which seeks to secure improvements to existing holiday accommodation.*
- 2. It is the opinion of the Local Planning Authority that the proposal is contrary to Policy BSC 1 of the Denbighshire Local Development Plan and the overall strategy in relation to housing development which seeks to provide a range of house sizes, types and tenure in connection with new development. The proposal to site up to 43 park homes on an allocated housing site would not provide the mix and nature of development the Council is looking to encourage on sites allocated for housing in its Local Development Plan also contrary to Policy RD 1 in the Denbighshire Local Development Plan which relates to sustainable development and good standard design.*

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC 1 – Growth Strategy for Denbighshire

Policy BSC 3 – Securing Infrastructure Contributions from Development

Policy BSC 11 – Recreation and Open Space

Policy BSC4 – Affordable Housing

Policy PSE12 – Chalet, static and touring caravan and camping sites

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

Policy VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance : Residential Space Standards

Supplementary Planning Guidance : Static Caravan and Chalet Development

Supplementary Planning Guidance : Parking Standards

Supplementary Planning Guidance : Residential Development Design Guide

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 2014

Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

TAN 22: Planning for Sustainable Building

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7 (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 Density of development/type of accommodation provided
- 4.1.3 Affordable Housing
- 4.1.4 Open space
- 4.1.5 Visual amenity
- 4.1.6 Residential amenity
- 4.1.7 Ecology
- 4.1.8 Highways (including access and parking)
- 4.1.9 Trees
- 4.1.10 Open space

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the LDP which is relevant to the principle of housing development in towns and villages is Policy BSC1, which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries.

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.

Planning Policy Wales, Chapter 9 (para 9.2.20) states that residential mobile homes (park homes) can make a contribution to overall housing provision and have a part to play in providing low cost accommodation for small households.

The proposed development would provide 19 dwellings and 26 park homes.

The proposal for a mixed site of dwellings and park homes would contribute to the required provision of housing in the county and is therefore considered acceptable in principle, subject to a detailed assessment of impacts.

4.2.2 Density of development and range of accommodation provided

In relation to the County's growth strategy, Policy BSC 1 sets out the housing contributions expected from new and existing commitments and the table of sizes suggests Plas Deva has the potential to provide 30 dwellings. Policy BSC 1 expects housing sites to provide a range of house sizes, types and tenures to reflect local need and demand with the associated affordable housing and open space provision/contributions. In addition Policy RD1 'Sustainable development and good standard design', requires proposals for development to make the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare.

The proposal is for a total of 19 dwellings and 26 park homes. This equates to a density of approximately 45 dwellings per hectare.

The range of accommodation proposed is weighted towards 2 bed units. Whilst acknowledging that the precise number of bedrooms in each park home is unknown, (as this would be a matter for the individual owners to determine what size caravan they wished to bring onto the park) it is this uncertainty and the lack of control over the accommodation size provided that means there is no way of ensuring that genuine local need and demand would be met.

With regard to the 'bricks and mortar' dwellings, 14 would be 2 bed, 3 would be 3 bed and the building to be converted proposes a further 2 x 3 bed dwellings.

It is considered that in terms of basic density the proposal is not unacceptable, although there are further amenity tests in this respect to be considered. In terms of the range of type of accommodation provided it is considered that given the unknown nature of the park home element, a greater mix of house types should be provided on site. The proposal does not meet the basic aims of Policy BSC1.

4.2.3 Affordable Housing

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4. Policy BSC4 relates specifically to affordable housing, and requires that all developments of three or more residential units provide a minimum of 10% affordable housing either on site on developments of 10 or more units, or by way of a financial contribution on developments of less than 10 units.

In this instance the proposal is required to provide 4 affordable houses, and the applicant has agreed to this.

There are no objections in respect of the provision of affordable housing.

4.2.4 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 requires new developments to provide open space in accordance with the County's minimum standard of 2.4 hectares per 1000 population. It states that open space should always be provided on site, and that commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement be provided onsite, or where it is impractical to provide the full requirement onsite. Where there is no identified shortfall of open space in an area, the option of a commuted sum payment may be appropriate to mitigate impact on existing open space and equipment.

The proposal includes one small area of open space, measuring 90 square metres, to be used as communal garden area for park home residents. The policy requires there to be an on site provision of 2484 square metres should be provided (1656 square metres CROS and 828 square metres Childrens Play Area).

It is Officers opinion that the proposed on site provision shortfall of 2394 square metres is excessive. There are no identifiable reasons why more open space could not be provided on site, other than the applicant's desired density. It is considered therefore that the proposal is unacceptable in terms of open space provision.

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.

The site lies in a prominent location off the main road through the village of Meliden, consisting of a sloping site with terraces to the rear and a number of mature trees. The proposal is to retain the existing dwelling at 113 Ffordd Talargoch and all category A and B trees.

The density of the layout is high (45 unit/hectare), as the layout has been designed in part in line with the Model Caravan Standards and the existing use of the site as a holiday caravan site for 65 units. The park homes themselves are single storey structures which would have limited visual impact on the area. However, the bricks and mortar dwellings which would be to the front of the site would be more prominent. It is considered that the use of regimented terraces of dormer bungalows, and uniform design would appear as a sterile form of development, and would be unattractive form of development within the site and when viewed from the main road frontage

Overall, it is considered that the proposal by virtue of the form and design would have a negative visual impact on the area. It is therefore considered contrary to the policies and guidance listed above.

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.

There is a dwelling sited to the rear of the site and access to this is shown to be maintained as existing. This property is sited at the highest part of the site. Also to the north eastern boundary is the site of the former Meliden Garden Centre, which has full planning permission for 8 no. dwellings, therefore there are amenity issues to be taken in to account. In relation to spacing and amenity standards the submission refers to the Model Caravan Standards which have to be adhered to in order to secure a site licence. It is understood that if the proposals do not comply with the relevant standards, then the numbers/layout may change and there are controls to ensure that adequate fencing/screening is in place to protect amenities of residents. However, there is an allocated housing site within adopted LDP, and although it is acknowledged that park homes can contribute towards housing supply, it is officers' opinion that the amenity standards afforded by the model caravan conditions is significantly less than what is required for 'bricks and mortar' housing. Whilst accepting that the units would fall within the definition of a 'caravan', Officers consider that the 'caravans' would be permanent homes for people, and that a greater degree of amenity should be afforded to the occupants.

The application also includes 'bricks and mortar' dwellings, and there is a requirement to consider normal development control policies including Policy RD 1 relating to housing development. There is a requirement for provision of private garden areas, adequate separation distances between dwellings, car parking, landscaping etc. The submitted layout does not demonstrate that the normal standards for housing development can be met. Concern is raised regarding the relationship between the park homes and the dwellings, in particular the converted building. It is also noted that the accepted separation distances between the front elevations of dwellings (21

metres) is not always achieved. The park homes would have limited private garden areas, with some only having useable amenity space to the front of the caravan.

Internally the two bedroom dwellings would provide a gross floor area of approximately 70m². Each lounge would measure 15m², the double bedroom 14m², and the single bedroom 6.5m²

Internally the 3 bedroom dwellings would provide a gross floor area of approximately 90m². Each lounge would measure 25m², the double bedroom 14m², the first single bedroom 8m² and the second single bedroom 7.5m²

With regard to the converted building, the right hand unit would provide approximately 75m² of floor area and the left hand unit would provide approximately 85m². Each single bedroom would be approximately 6.5m² and the double bedrooms a minimum of 11m².

Having regard to the above, whilst it is not considered that the proposal would have a negative impact on the residential amenity of existing properties close to the application site. However, it is considered that limited separation between units and limited private amenity space would result in the levels of privacy and amenity for future occupants being unacceptable. It is considered that the proposal does not provide adequate residential amenity across the site as a whole, and is therefore in conflict with policies listed above.

4.2.7 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.

A protected species survey has been submitted and the Biodiversity Officer has raised no objection subject to the recommendations being followed, along with the requirement to submit an updated plant species report and mitigation details for the common lizard.

The proposal is therefore considered acceptable in relation to impact on ecology subject to conditions.

4.2.8 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 proposal is to alter the existing access by repositioning and widening and also to lower the existing stone boundary wall in part to improve visibility. Within the site the road layout will be upgraded to serve the proposed park homes and parking facilities for each park home would be provided. Standards relating to the internal road layout, parking, footpaths and pavements are set out in the Model Caravan Standards.

The Head of Highways has raised no objection to the proposal subject to the inclusion of conditions to ensure the formation of a safe and satisfactory access with adequate visibility splays.

The proposal is therefore considered acceptable in relation to impact on highway safety subject to conditions.

4.2.9 Trees

Local Development Plan Policy RD 1 test (xiii) obliges developments to incorporate suitable landscaping measures which should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place.

The site contains a number of trees, with a number of trees located to the front of the site covered by a protection order.

The applicant has amended the proposal to ensure that all Category A and B trees which are high and moderate quality trees are retained. These trees have a high amenity value within the area and their retention is supported.

4.2.10 Other Matters

There is reference in representations to the management of another Park Homes Site nearby, and elsewhere within the UK. Officers' view is that this is not material to the consideration of this proposal.

5. SUMMARY AND CONCLUSIONS:

5.1 The principle of developing this allocated housing site by way of a mix of 'bricks and mortar' dwellings, and 'park homes' is not considered to be unacceptable.

5.2 Notwithstanding the status of the 'park homes' as caravans, it is Officers opinion that the LPA should be seeking a higher level of amenity than is afforded by the Caravan Sites and Control of Development Act 1960, and the Model Standard Conditions 2008 because the site is an allocated housing site. With this in mind it is considered that the overall layout of the site, the density of the site and the lack of private amenity areas for the park homes is considered unacceptable and contrary to the aims of the Local Development Plan and criteria contained in Policy RD 1, Sustainable Development and Good Standard Design.

5.3 In addition, and as a result of the proposed density, it is considered that there is an insufficient amount of Public Open Space being provided on the site and the proposal fails to comply with policy BSC 11, Recreation and Open Space

RECOMMENDATION: REFUSE- for the following reasons:-

The reasons are:-

1. It is the opinion of the Local Planning Authority that the proposal is contrary to Policy BSC 1 of the Denbighshire Local Development Plan and the overall strategy in relation to housing development which seeks to provide a range of house sizes, types and tenure in connection with new development. The proposal to site 26 park homes and 19 dwellings on an allocated housing site would not provide the mix and nature of development the Council is looking to encourage on sites allocated for housing in its Local Development Plan also contrary to Policy RD 1 in the Denbighshire Local Development Plan which relates to sustainable development and good standard design.
2. It is the opinion of the Local Planning Authority that the proposed density and layout would result in a form of development that would appear cramped and fail to afford the occupants of the proposed units of accommodation a satisfactory level of amenity. The proposal is

therefore considered to be contrary to Policy RD 1 in the Denbighshire Local Development Plan which relates to sustainable development and good standard design.

3. It is the opinion of the Local Planning Authority that the amount of proposed on site provision of Recreational and Open Space is insufficient for a development of 45 units of accommodation and would therefore fail to contribute adequately to the provision of infrastructure to meet the additional social and physical environmental infrastructure requirements arising from the development. The proposal would therefore be contrary to policy BSC 3, and BSC 11 of the Denbighshire Local Development Plan.

NOTES TO APPLICANT:

None