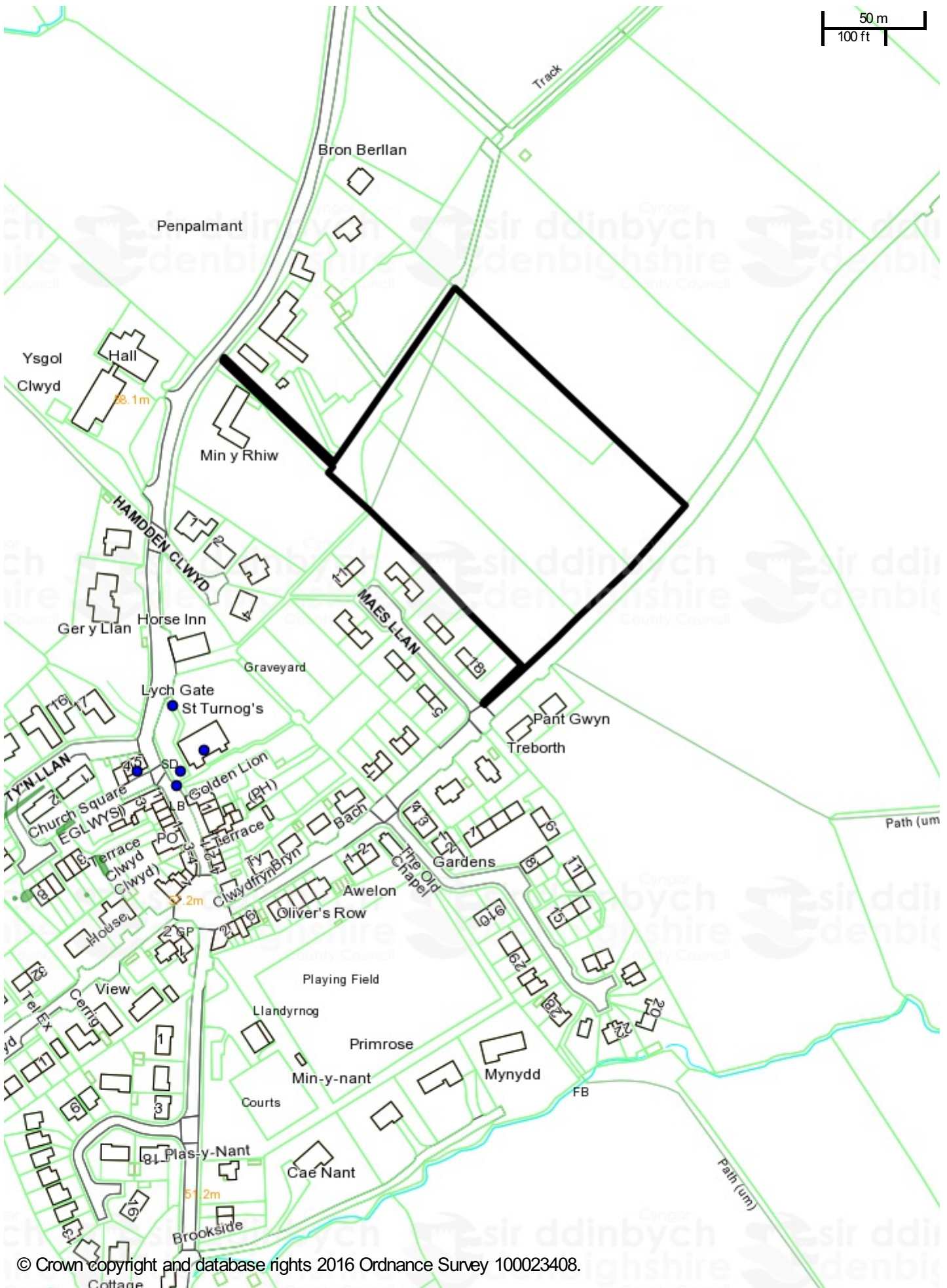


50 m
100 ft



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18/2016/0400

Scale: 1:2500

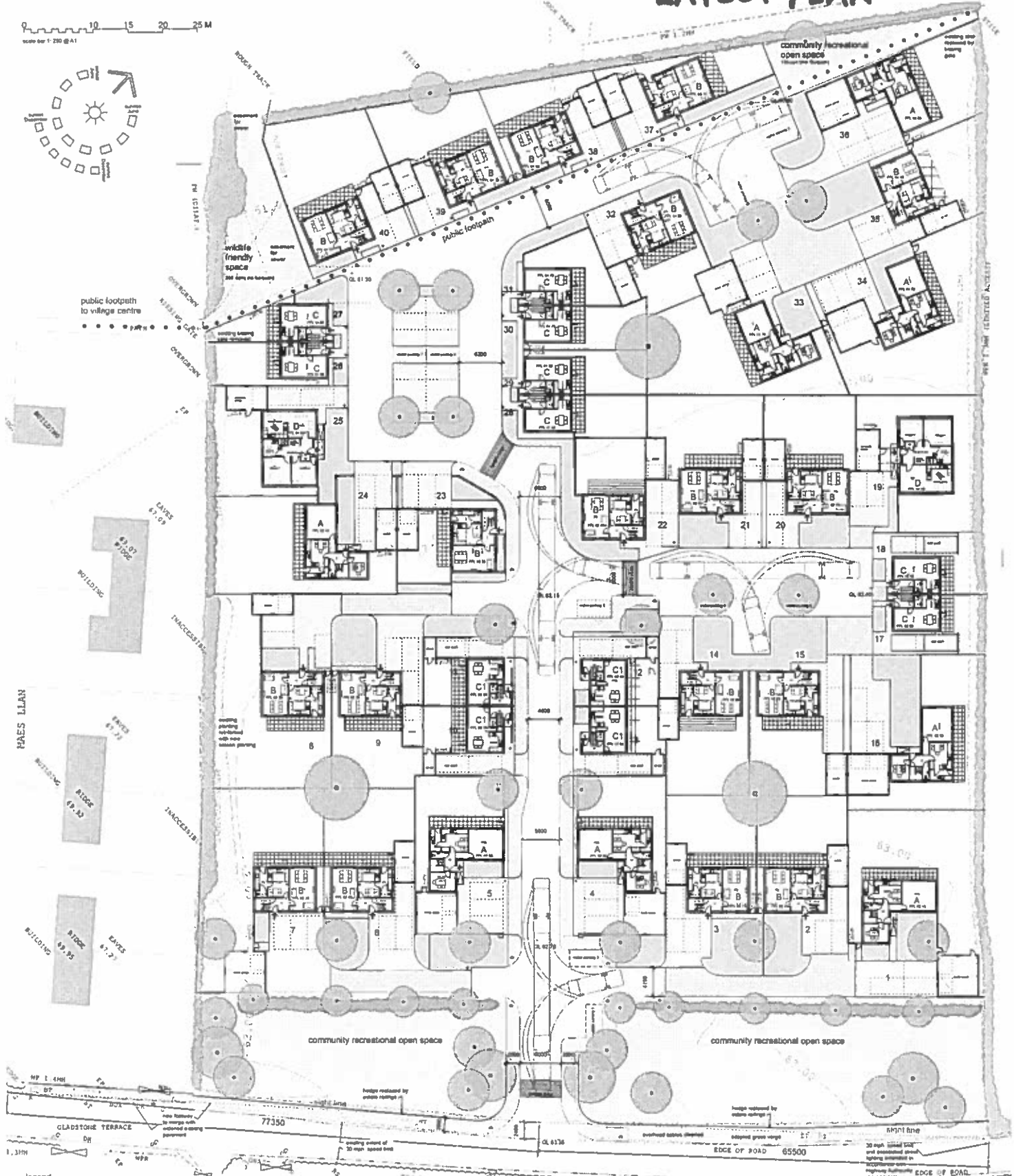
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LAYOUT PLAN

Scale for 1:250 @ A1
0 10 15 20 25 M



- Legend**
- permeable paving shared surface for adoption by highway authority
 - permeable paving - private drives parking areas
 - permeable paving shared drive
 - permeable surfaced landscaped area
 - permeable surfaced private amenity area
 - permeable surfaced CROCS
 - pedestrian kerbed footpath for adoption by highway authority
 - parking space 4.8m x 2.4m min
 - feature native tree planting
 - existing hedgerows retained and reinforced with new native species planting as required and managed
 - new hedgerow of native species
 - new garden walls
 - new screen fencing
 - new estate railings
 - dropped kerbs with tactile paving
 - herbicide collection point for refuse collection within 30m of bin store
 - bin storage for 1 x 240L, 1 x 180L, 1 x 140L wheeled bins
 - existing public footpath
 - 1** indicates plot number
 - A** indicates house type
 - indicative finished ground floor level
 - indicative new ground level
 - 2m wide kerbside step in pavement provided to all pavements of adopted roads
 - 3 part parking for standard refuse vehicle

Illustrated House Mix

- 2 Nr Type D wheelchair accessible 2 bedroom bungalows
- 8 Nr Type C 2 bedroom semi detached houses
- 4 Nr Type C1 2 bedroom semi detached houses
- 18 Nr Type B 3 bedroom detached houses
- 8 Nr Type A 4 bedroom detached houses

40 Nr Houses in Total

Schedule of building sizes

House Type	Max Length m	Max Width m	Max Height m	Max Floor Area m ² (over FFL)	Overhead Volume m ³ (over FFL)	Bedrooms	Bathrooms	Car parking Provision
A	11.0 to 7.7	19.8 to 8.2	17.2 to 7.4	120 to 34	120 to 34	4	2	1
B	19.8 to 9.1	16.7 to 6.6	16.6 to 7.7	191 to 56	191 to 56	3	2	1
C	15.8 to 5.3	17.1 to 6.9	16.3 to 8.8	84 to 61	84 to 61	2	2	1
C1	17.3 to 6.9	16.8 to 5.2	16.3 to 8.8	84 to 61	84 to 61	2	2	1
D	11.3 to 11	16.2 to 7.6	6 to 5.7	60 to 23	60 to 23	2	1	1
Garage								
Depth	8.15 to 8.14	11.5 to 8.15	8.15 to 3.2					
Access	8.15 to 8.14	11.5 to 8.15	11.5 to 8.14					
Scale	8.15 to 8.14	11.5 to 8.15	10.9 to 3.8 to 3.8					

Adrian Jones Associates

1250@A1

Site Layout

21512

AL(p)03

WARD : Llandyrnog

WARD MEMBER(S): Cllr Merfyn Parry (c)

APPLICATION NO: 18/2016/0400/ PO

PROPOSAL: Development of 1.74ha of land by the erection of 40 no. dwellings and associated works (outline application including access and layout)

LOCATION: Land adjacent to Maes Llan Llandyrnog Denbigh

APPLICANT: M Hughes

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:

LLANDYRNOG COMMUNITY COUNCIL

“Whilst the Community Council accept that following a thorough consultation process this land has been earmarked for development within the LDP, the same LDP confirms on page 25 that the number of dwellings on this land should not exceed 25 – there are forty shown on the current application and the Community Council are unable to support the application as it has been presented because of the following reasons:

- Number of houses shown on the application far exceeds the aspirations of the Local Development Plan
- Open space as shown too near the main road and should be repositioned nearer the centre of any development
- No details provided of what commuted sums would be offered to upgrade existing play areas provided in the village
- The land has been earmarked for development – that is a matter of fact - however would the eventual developer consider phasing the development?
- There are concerns about traffic management during construction period however it is accepted that the matter can be dealt with by not starting any work until a traffic management plan has been approved”.

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

“The Joint Committee notes that this site is allocated for residential development in the LDP and therefore has no observations to make on the principle of development. Although approximately 1km outside the AONB the site is visible from the higher ground of the Clwydian Range to the east, and the committee would emphasise the need to ensure that the development blends into the Vale of Clwyd landscape.

The retention of existing trees and boundary hedges and supplementary planting of new native trees and hedges to enclose the site will assist in breaking up views of the site and help integrate the development into its rural setting. However, the committee is concerned that

existing tree group G.7 has not been plotted on the layout plan and may be detrimentally affected by the development. In addition, it is recommended that additional semi-mature native tree planting is undertaken along the AONB facing north-eastern boundary to supplement the existing hedge. This would better reflect the characteristic landscape of the Vale of Clwyd, which comprises hedges interspersed with hedgerow trees and small woodlands. In this context, the high density layout with dwellings very close to this boundary undermines such an approach, and the committee would suggest that a greater separation distance than that shown on the proposed layout between dwellings and the boundary hedge/trees is called for. The loss of a significant length of roadside hedgerow to facilitate highway visibility is regretted, and it is suggested that as much of this as possible is retained and a new native hedge and hedgerow trees planted behind the minimum required splay to maintain continuity of this landscape feature.

Finally, the Joint Committee supports the positive statements in the DAS and Community Linguistic Assessment relating to the provision of affordable housing for local people and the phasing of development in relation to local demand.”

NATURAL RESOURCES WALES

No objection subject to the inclusion of a condition requiring surface water details and light spillage details.

DWR CYMRU / WELSH WATER

No objection subject to the inclusion of a condition requiring a detailed drainage strategy

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objection

FIRE AND RESCUE SERVICE

No objection

UTILITIES

Wales and West Utilities

No objection

Scottish Power

No objection

HEALTH BOARD

No objection

TREE CONSULTANT

No objection, a detailed landscaping and appropriate management scheme will be required at detailed stage.

CPRW

Express concerns relating to the loss of agricultural land

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection subject to the inclusion of standard conditions including a construction method statement and highway details including lighting and drainage details.

Archaeologist

No objection, there are no known archaeological sites in the vicinity.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

John McQuire, Bodlondeb, Denbigh
David Childs, 5 Oliver's Row, Llandyrnog
Kathryn Morris, 5 Oliver's Row, Llandyrnog
Mrs J Standing, 7 Nant Glyd, Llandyrnog
Mr W Humphreys, 11 Maes Llan, Llandyrnog
Rachel Davies, 14 Maes Llan, Llandyrnog
Paul Davies, 14 Maes Llan, Llandyrnog
Dave Benton, 18 Maes Llan, Llandyrnog
Mrs Glenna Benton, 18 Maes Llan, Llandyrnog
Denise Buckland, 14 Nant Glyd, Llandyrnog
John Newcombe, 5 Nant Glyd, Llandyrnog
G.I Humphreys, 17 Maes Llan, Llandyrnog
Mrs Wilson, Monfa, Llandyrnog
G Jones, 11 Nant Glyd, Llandyrnog
Mark Humphreys, 10 Maes Llan, Llandyrnog
Carys Ward, 10 Nant Glyd, Llandyrnog
Liz Bennett, 9 Nant Glyd, Llandyrnog
John Ashton, 2 Hamdden Clwyd, Llandyrnog
P Chapman and R Jones, 1 Hamdden Clwyd, Llandyrnog
Michael Mitchell, 3 Bron Dyffryn Terrace, Llandyrnog
Mr and Mrs Harrison, 5 Gladstone Terrace, Llandyrnog
C Jones, 2 Nant Glyd, Llandyrnog
Vera Jones, 13 Nant Glyd, Llandyrnog
Emma Whelan, 1 Ty Nant Gardens, Llandyrnog
Mr and Mrs Murphy, Hideaway, 22 Church Street, Northwich
Mr and Mrs Cuddy, 1 Bryn Awelon, Llandyrnog
Sarah Vaughan, Dolerw, Llandyrnog
Carol Richards, 4 Olivers Row, Llandyrnog
Patricia Masters, 2 Olivers Row, Llandyrnog
Glesni Mair Edwards, Ty Gerddi, Llandyrnog
Mrs Griffiths, 8 Nant Glyd, Llandyrnog
LE Lookin, 2 Bryn Awelon, Llandyrnog
P. Williams, Bryn Siriol, Llandyrnog
E Padmore, 3 Maes Llan, Llandyrnog
J S Foulkes, 6 Gladstone Terrace, Llandyrnog
J Jones, 6 Nant Glyd, Llandyrnog
Sian Ifan, Fronhyfryd, Llandyrnog

Summary of planning based representations in objection:

Principle/Density: The density is too high a number in the region of 15 to 20 would be more suited; loss of green field;

Highways: The access would be better on the Pen Palmant side; the level of traffic generated will be too much; access has insufficient sight lines; footpath through the site should be protected;

Landscape/Ecology: Loss of hedge along the frontage will result in loss of birds; impact on area of outstanding natural beauty

Scale/appearance: Fewer houses, single storey would be better;

General Comments: The same points in a letter signed by a number of residents

Object on a number of grounds including:

The local development plan was not inclusive and truly representative of the local community.
The impact of the development on health and wellbeing

The impact of the development on the local community
The impact of the development on the Welsh language
The justification of the development is weak in relation to housing needs in the village
The environmental effects on the local community
The unsustainable infrastructure
The impact the development will have on an area of outstanding natural beauty
Loss of green field site
Increase of traffic through the village

EXPIRY DATE OF APPLICATION: 17/8/2016

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application seeks outline planning permission for a residential development of 40 units on 1.74 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 of Llandyrnog village in the Local Development Plan, and lies to the north east of dwellings on the Maes Llan development, fronting the road to Llangwyfan.

1.1.3 The application documents include a proposed Site Plan illustrating –

- The layout of 40 dwellings consisting of 2no. 2 bed accessible bungalows, 12no 2 bed houses, 18no 3 bed houses and 8no 4 bed houses.
- Associated open space 3840sq m in total. The proposal illustrates 2363sqm of Community Recreational Open Space (CROS) to be located on site along the road frontage of the site and an area to the rear of the site with the balance proposed as a commuted sum.
- A 'Wildlife Friendly' space to be located to the rear of the site.
- The siting of an access to be located centrally along the site frontage of the village road to Llangwyfan
- The intention to remove the hedgerow along the highway frontage, other than at the point of the new access the intention to locate railings
- Retention of the public footpath through the site

The site plan is attached at the front of the report along with illustrative plans.

1.1.4 The application is accompanied by supporting documents which include:

- A Design and Access Statement
- A Community and Linguistic Impact Assessment
- An Ecological Appraisal
- An Arboricultural Assessment
- A Water Conservation Statement

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 grazing land in connection with the livery stables at Pen y Palmant.

The site topography has a general fall of about 1 in 60 from the south-easterly corner to the north-western corner with an average elevation of approx. 62m AOD.

The south eastern boundary of the site has a frontage of some 116m onto the unclassified road to Llangwyfan.

A footpath crosses the northern end of the site, this forms part of the 'Llwybr Tyrnog'.

The north-eastern boundary of the site is defined by stock fencing and mature hedgerows. The south-eastern boundary is defined by mature hedges, fences and walls to the rear gardens of the dwellings on Maes Llan

A development of 40 dwellings equates to a density of 23 dwellings to the hectare, which is considered a more efficient and sustainable use of the land than the 25 dwellings suggested in the Development plan (14 dwellings per hectare).

In relation to the open space, its siting has been designed to ensure that it is an *integral and positive part of the development and not just as an 'add on'*. It will be a positive part of the spatial form of the whole village, not just the development itself and will be an accessible and inclusive facility for the wider community. It is considered the siting of the CROS at the front of the site also ensures a rural aspect and character of the road is less effected. Siting dwellings closer to the road with individual accesses, front gardens and driveways would create a suburban ribbon development appearance to the detriment to the character of the area.

In relation to Planning policy and guidance:

In preparing the proposal, the policies of the development plan have been fully considered and taken into account.

The layout illustrates that the requirements of DCC's Residential Space Standards SPG can be achieved alongside the Parking Standards SPG.

In the Phase 1 habitat Survey

The site is considered to be of limited ecological interest

In the Arboricultural Assessment

This is a survey of all the trees within the site as well as those on the neighbouring properties that could potentially be affected by the development. This amounts to 7 trees, groups and hedges.

In the Community Linguistic Statement

The statement concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language. The submitted assessment suggests a number of 'language and community measures' relating to the marketing of the development be carried out through local agents; bilingual sales media and staff coupled with local advertising and the placing of affordable housing with local housing associations; working closely with the local community council and other interested groups to develop distinctive identity in the design of the site, a suitable local name for the development.

In the Water Conservation Statement

The strategy for Water Management at this stage is that foul drainage from the site would be connected to the main gravity sewer serving the settlement. DCWW have confirmed that a potable water supply can be provided to the site from their existing water main system in the vicinity. The use of permeable paving for road and hard standings together with the use of soakaways will ensure that surface water run-off from the site will not exceed the existing rate.

1.2 Description of site and surroundings

- 1.2.1 The application site consists of 1.74ha of grazing land on the north east side of the village of Llandyrnog.
- 1.2.2 The site has a road frontage with the main village road running east to Llangwyfan.
- 1.2.3 It has a hedgerow running along the entire road frontage, with other hedgerows and fencing bounding the site.
- 1.2.4 To the south western boundary is the cul de sac 'Maes Llan' which consists of 2 storey semi detached properties. Along the northern boundary of the site is Pen y Palmant. The land is currently used for grazing in connection with the livery stables at Pen y Palmant.
- 1.2.5 The site is relatively flat grazing land.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary for Llandyrnog, 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 'Adj Maes Llan' with an indicative number of 25 dwellings in the table summarising table listing housing commitment and new allocations in villages.
- 1.3.2 Llandyrnog 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 The agent has submitted a brief note responding to some of the points raised by consultees.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None of relevance other than the 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 4th 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 5 Conservation of natural resources
Policy VOE 6 Water Management
Policy ASA 2 Provision of sustainable transport facilities
Policy ASA 3 Parking Standards

- 3.2 Supplementary Planning Guidance
SPG Recreational Public Open Space
SPG Affordable Housing in New Developments
SPG Residential Development Design Guide
SPG Nature Conservation and Species Protection

3.3 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016
TAN 1 Joint Housing Land Availability Studies (2006)
TAN 5 Nature Conservation and Planning (2009)
TAN 12: Design (2016)
TAN 20: The Welsh language – Unitary Development Plans and Planning Control (2013)

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 Density of development
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage
- 4.1.6 Highways (including access and parking)
- 4.1.7 Affordable Housing
- 4.1.8 Open Space
- 4.1.9 Impact on Welsh Language and Social and Cultural Fabric

- 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 located within the development boundary of Llandyrnog, 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.

In relation to the loss of agricultural land raised by CPRW, the site is allocated within the adopted Local Development Plan for residential purposes and therefore this issue has already been considered at a strategic level during the preparation and adoption of the LDP. It would be considered inappropriate to question this at this stage.

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 should rest on the specific impact assessments detailed in the following sections of the report.

4.2.2 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 a number of representations raising concerns over the number of dwellings proposed, drawing attention to the table in the Local Development Plan indicating a number of 25 for the site. The Community Council have also raised this issue, referring to the number of 25 units within the LDP.

Applying the density figure of 35dph referred to in Policy RD1 to the site area of 1.74ha would give a total of 60 dwellings. 40 dwellings are proposed, this would represent a density of 23 dwellings per hectare, well below the average figure in the policy.

The table in the Local Development Plan referring to 25 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 Maes Llan site immediately adjoining the site and has a density in the order of 21.5 dwellings to the hectare. 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.

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.

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. 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.

4.2.4 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.

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 and there are some illustrative images of the development. However there are no detailed elevation details to allow assessment of the impact on adjacent properties and this would be a matter for assessment as part of any detailed reserved matters application.

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.

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.

There are no objections expressed over the potential impact on ecology as a result of development. An Ecological Appraisal has been undertaken which concludes the site has low ecological value. It is intended to integrate wildlife friendly features in to final design of the site such as planting of native hedges, the provision of food sources, nesting and roosting opportunities for birds, bats and other wild animals in planting schemes within gardens.

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

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.

Given the comments of the technical consultees, it is considered that it is

reasonable to assume that an acceptable drainage scheme can be achieved on the site. It is considered appropriate to secure the provision of an appropriate drainage scheme through condition. 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 (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 in terms of the siting of the access and increased traffic in the village. 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, including the position of the 30 mph restriction. In relation to the comments of the Community Council, appropriate controls over traffic management during the construction period can be included through planning 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.

The Council's Strategic Planning and Housing section has advised there is a significant identified need for affordable housing in the area. The application specifies that the proposal will meet the Council's Affordable Housing policy, the number and tenure of which would be agreed with the Council.

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.

4.2.9 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 Council's Open Space requirement for a development of 40 dwellings requires a total of 2208sqm comprising of 1472sqm of Community Recreation Open Space (CROS) and 736sqm of Children's Play Areas (CPA).

There are comments from local residents and the Community Council in relation to the location of the open space area and a question over the payment of a

commuted sum to upgrade play areas on the village.

The proposal is to site 2 areas of CROS on either side of the access to the site totalling approx. 1500sqm, and a small area is also shown to the rear of the site. The small area to the rear would be discounted as open space on site as it would not be considered to be a useable space with any natural surveillance.

Overall the approach to open space is considered acceptable. The amount of CROS exceeds the policy requirement and is to be provided on site in a location that is considered acceptable, which would not just benefit the development itself but will also be an accessible and inclusive facility for the wider community. It is also considered that this approach would ensure a rural feature and the character of the road is less affected. Given the proximity of the existing playground and recreation site, the offer of a commuted sum is considered acceptable in this instance and this can be covered by imposition of a planning condition requiring agreement to the mechanism for compliance with the open space requirement.

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.

The Community and Linguistic Impact Assessment concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language. The Strategic Planning and Housing section are satisfied that the assessment has been undertaken to a satisfactory standard. The submitted assessment suggests a number of 'language and community measures' and these measures can reasonably be secured by the imposition of a planning condition..

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 Other matters

In relation to the query of the Community Council with regards the possibility of phasing the development, a condition is suggested requiring the submission of a phasing plan.

In relation to the concerns of some local residents with regards the amount of single storey properties compared to two storey properties, it is not considered appropriate to impose a condition in this respect however a note to applicant is suggested which seeks further consideration be given to providing a different mix of dwelling types.

SUMMARY AND CONCLUSIONS:

- 5.1 The site has been included as a housing allocation within the development boundary of Llandyrnog as part of the adopted Denbighshire Local Development Plan. This establishes the Council's acceptance 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 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 27th July 2019.
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) Location plan (Drawing No. L.1287/2) received 26 October 2015
 - (ii) Extended phase one survey and planning application assessment (Job no. 0870) received 26 October 2015
 - (iii) Planning, Design and Access Statement: Section 4 - Community and Linguistic Impact Assessment received 26 October 2015

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:

- 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.

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. 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.
8. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and which shall be completed prior to the development being brought into use.
9. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Affordable Housing. The development shall proceed strictly in accordance with the approved arrangements.
10. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of proposals for the disposal of foul drainage and surface water drainage (including roofwater) in connection with the development. The scheme shall include details of the timing of implementation and the works shall be carried out strictly in accordance with the approved details.
11. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space. The development shall proceed strictly in accordance with the approved arrangements.
12. All signage within the site shall be in both Welsh and English.

13. No development shall be permitted to commence until details of a light spillage scheme to ensure bats are not adversely affected shall be submitted to and approved in writing by the Local Planning authority. The development shall proceed in accordance with such approved details.
14. No development shall be permitted to commence until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.

The reason(s) for the condition(s) is(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 ensure that adequate visibility is provided at the proposed point of access to the highway.
8. 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.
9. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
10. To ensure the development is served by a satisfactory drainage system.
11. To ensure the development is in compliance with the Council's adopted Open Space policies and guidance.
12. In the interest of protection of the Welsh language.
13. In the interests of nature conservation.
14. To enable the Local Planning Authority to control the level of development in the area.

NOTES TO APPLICANT:

DCWW Advisory Notes

You may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Environmental Management

If during any construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 33 and 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

HIGHWAYS

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

Your attention is drawn to the attached County Council's specification for road construction, highway lighting installations, and traffic signs and road markings.

You are advised that a public right of way lies adjacent to the development. The right of way must not be disrupted during the duration of building works.

There is no diminution in the width of the right of way available for use by members of the public.

No building materials are stored on the right of way.

No damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way.

Vehicle movements are arranged so as not to interfere with the public's use of the way.

No additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature.

No wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right or allowed to interfere with the right of way.

The safety of members of the public using the right of way is ensured at all times.

If the applicant wishes to temporarily close the Path, he/she will need to apply for a temporary closure at least 6 weeks prior to the event. Please contact Paul Owen or Tania Evans on 01824 706872/2963 for further details.

The Local Planning Authority requires further consideration be given to providing a different mix of housing types, such as providing more single storey properties within the development.