

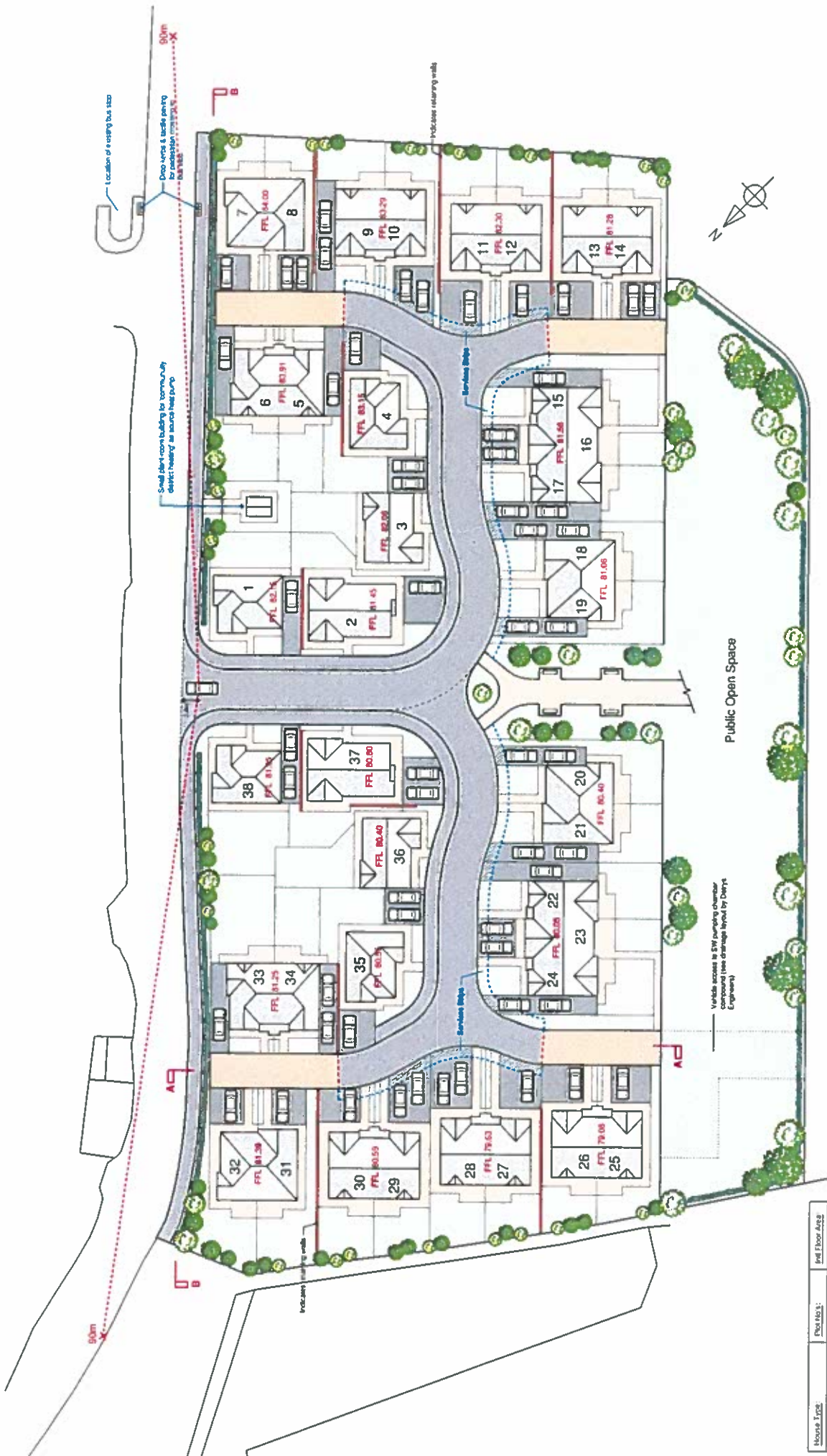
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16/2018/1137

Scale: 1:2500

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

PROPOSED LAYOUT PLAN



House Type	Plot No.	Plot Area	Plot Area
SP38 Semi (Type A)	5, 6, 13, 14	0.04	0.04
SP38 Semi (Type B)	8, 10, 11, 12, 13, 14	0.04	0.04
SP38 Semi (Type C)	25, 26, 27, 28, 29, 30	0.04	0.04
SP38 Semi	7, 8, 9, 10, 11, 12, 13, 14	0.04	0.04
SP38 Terrace	15, 16, 17, 22, 23, 24	0.04	0.04
SP38 Bungalow (Type A)	1, 2, 3, 4	0.04	0.04
SP38 Bungalow (Type B)	4, 5, 6, 7	0.04	0.04
SP38 Bungalow (Type C)	8, 9, 10	0.04	0.04
SP38 Whorlstone Bungalow	2, 3, 4	0.04	0.04

Simon Hall Architecture
Architects

PROJECT TITLE:
Proposed Housing Development at Liscard DC

DRAWING NO:
SHH-202-03(B)

DRAWING TITLE:
Proposed Site Layout Plan

Client:
Pennaf Housing Group

Scale:
1:500

Paper Size:
A3

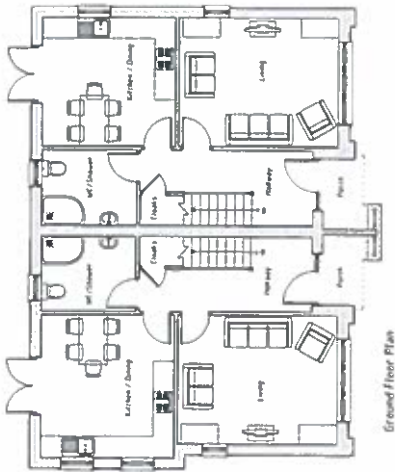
Drawn:
SH

Date:
Jan 2019

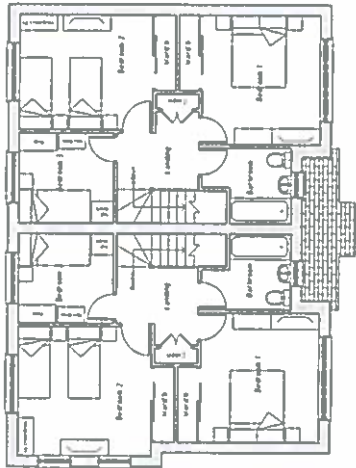
Williams
Homes (Bala) Ltd

PENNAF
Homes Group

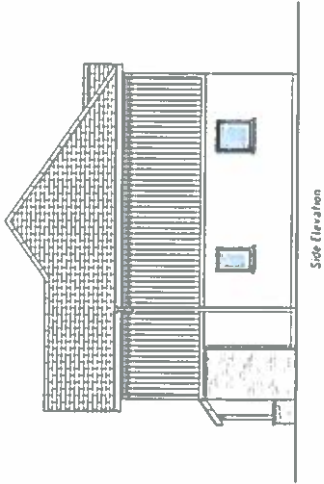
DWELLING TYPES



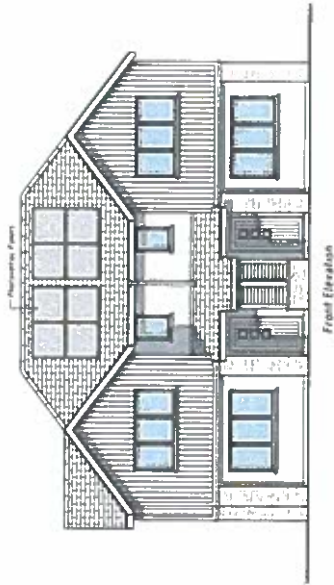
Ground floor plan



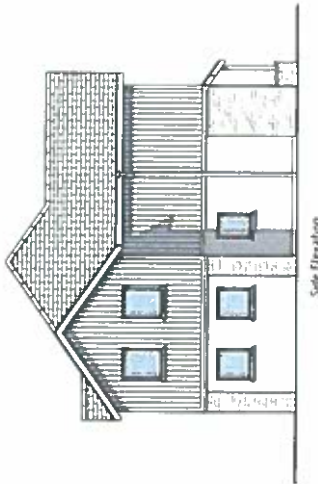
First floor plan



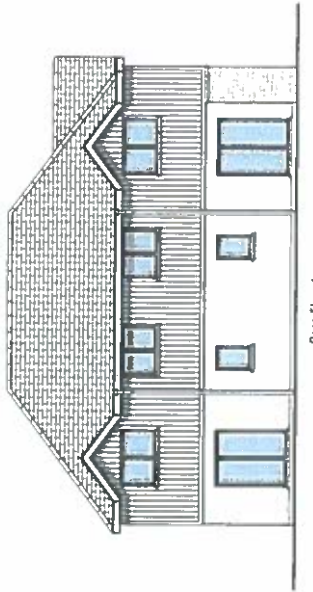
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



PENNAF
HOUSING GROUP



Williams
Homes (Bale) Ltd



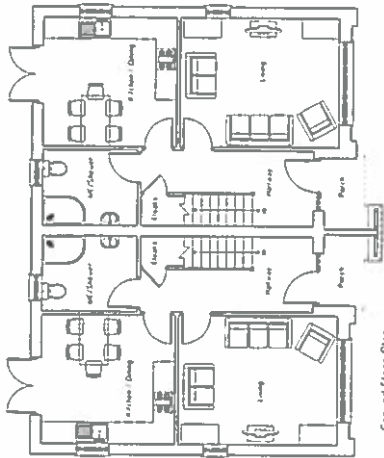
Simon Hall
ARCHITECTURE

PROJECT TITLE:	Private Housing Development at Llanwrda DC
DRAWING TITLE:	BP10 House Type A1
DRAWING NO:	BP10-202-03

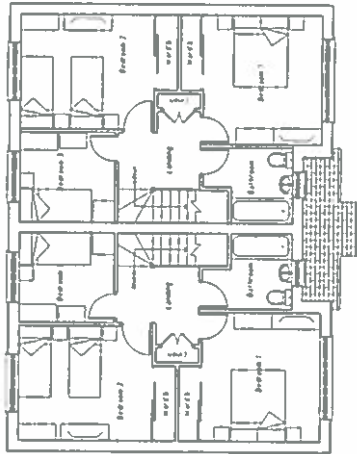
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Drawn:	SH
Date:	Nov 2018

Client:	Private Housing Group
Drawn Type:	Planning

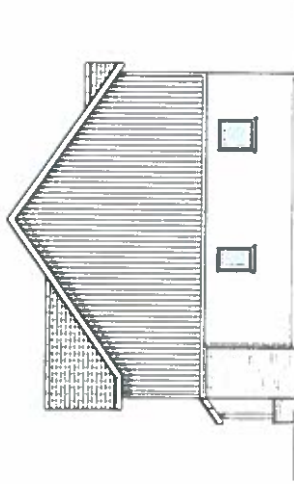




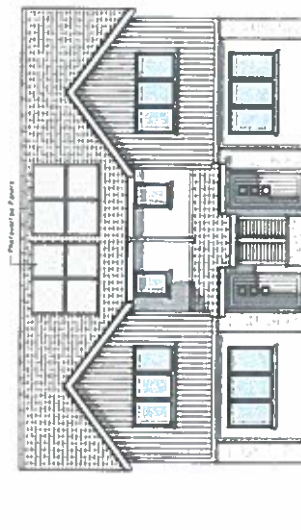
Ground floor Plan



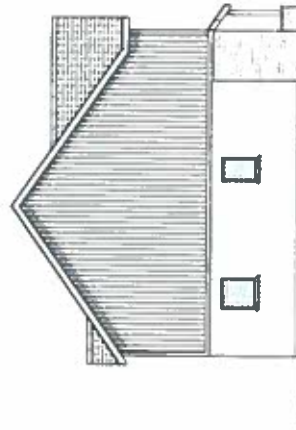
First floor Plan



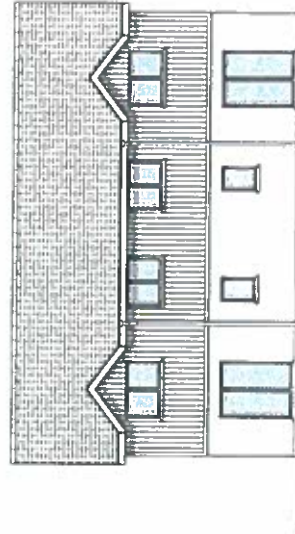
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



PENNAF
Partners in Progress



Williams
Homes (Bala) Ltd

SIMON HALL
ARCHITECTS
100-102, THE ARCADE, BALA, Gwynedd, LL23 7AB
01675 523456
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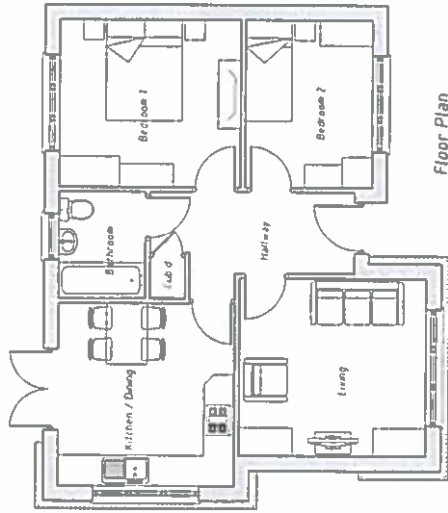
PROJECT TITLE:
Proposed Housing Development at Llanidloes DC

DATE/REVISION TITLE:
SP18 House 1 (Type B)

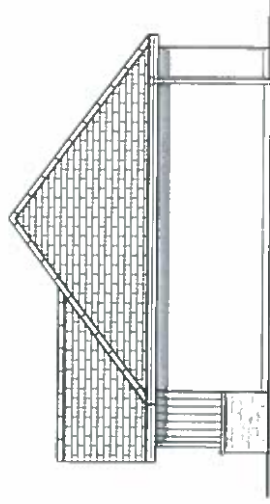
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Client:
Penny Housing Group

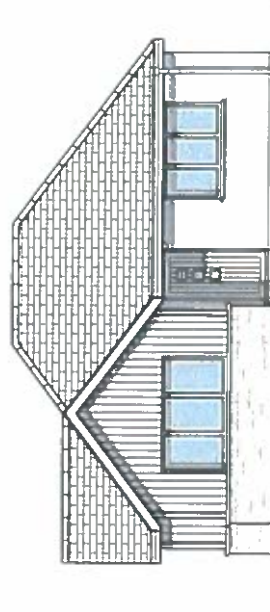
Drawn:	Project Name:	Issue Type:
SP18	A2	Planning
Check:	Date:	Drawn:
SP18	10/11/18	SP18



Floor Plan



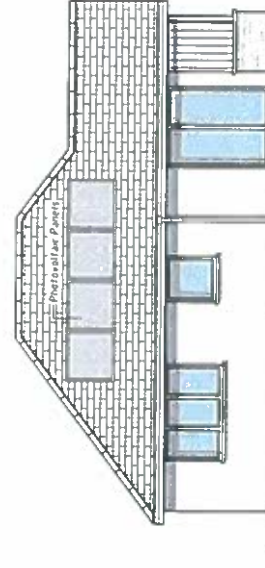
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



PENNAF
Housing Group

Williams
Homes (Bala) Ltd

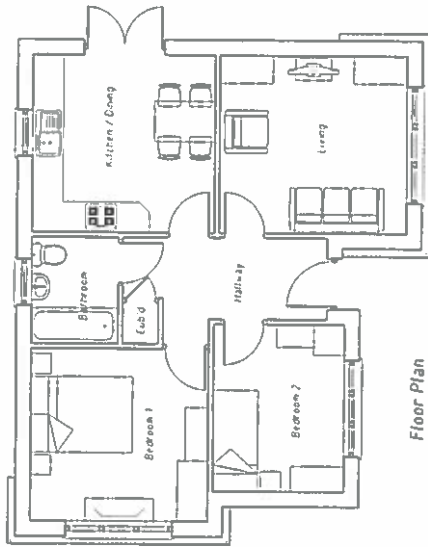


Simon Hall
Architecture

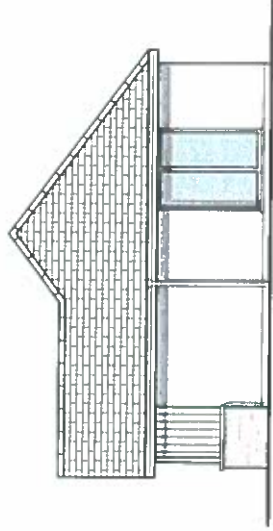
22 Prince St
Bala, Gwynedd, LL23 7JY
01675 561111
www.simonhall.co.uk

PROJECT TITLE: Proposed Housing Development at Llanidloes DC	
DRAWING TITLE: 3D02 Bungalow (Type A)	DRAWING REF: SHA-302-07

Scale:	1:100	Client:	Pennaf Housing Group
Paper Size:	A3	Issue Type:	Planning
Drawn:	SH	Date:	Nov 2018



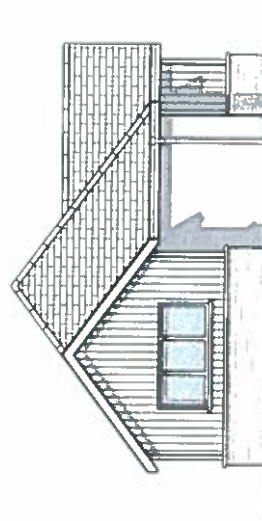
Floor Plan



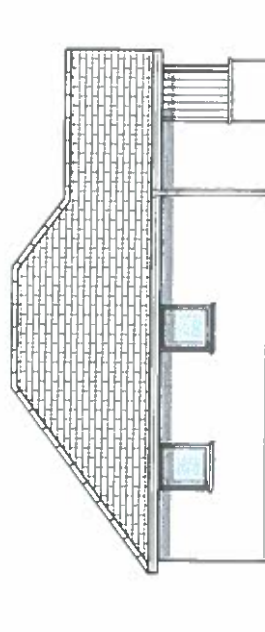
Side Elevation



Front Elevation



Side Elevation



Rear Elevation



PENNAF
Housing for All

Williams
Homes (Bale) Ltd



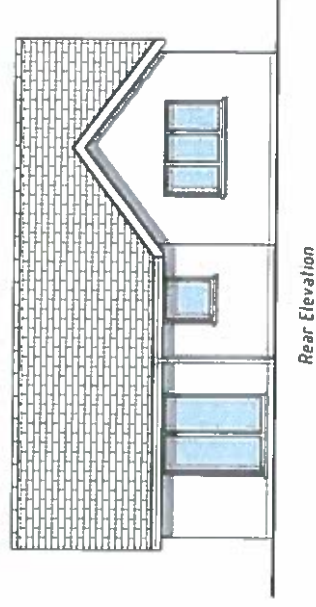
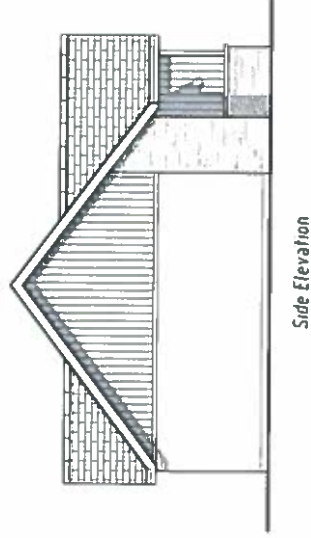
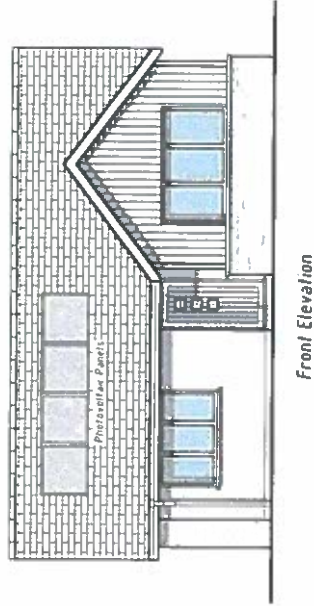
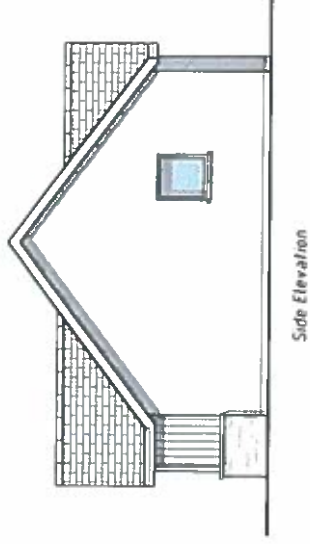
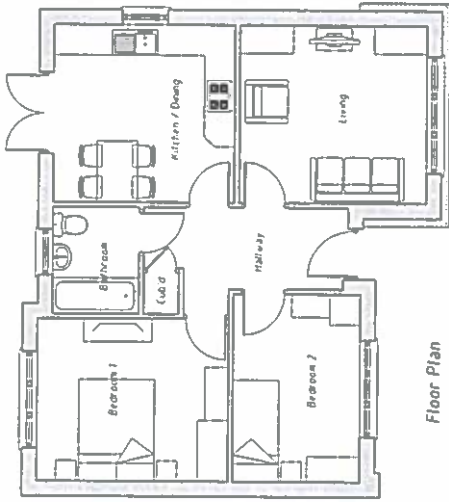
Simon Hall
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Architects & Planners
100-102, The Quadrant, Bath, BA1 1RN
Tel: 01225 310000
Email: info@simonhall.co.uk

PROJECT TITLE:
Proposed Housing Development at Llanfawr DC
PROJ/REF ID:
SP28 Bungalow (Type B)

DATE/REV:
24/11/2019
DATE/REV:
24/11/2019

Scale: 1:100
Sheet: A3
Drawn: SH
Date: Nov 2019

Client: Penarth Housing Group
Issue Type: Planning



PENNAF
Housing Group

Williams
Homes (Bala) Ltd



Simon Hall
Architecture
22 The Mill, Bala, Powys, LL23 7JY
01675 521111

PROJECT TITLE:
Proposed Housing Development at Llanidloes DC

DRAWING TITLE:
SPPB (Bungalow Type C)

DRAWING NO:
SNA-202-00

Scale: 1:100

Project Stage: A3

Drawn: SH

Date: Nov 2018

Client: Pennaf Housing Group

Issue Type: Planning

SECTIONAL PLANS



PROJECT TITLE		Client	
Preston Housing Development at Lifford, Co. Donegal		Preston Housing Group	
Drawn by		Scale	
S. J. O'Connell		1:200	
Check by		Date	
S. J. O'Connell		21/11/2018	
Project No.		Project Name	
18/001/001		Preston Housing Group	
Site No.		Project No.	
18/001/001		18/001/001	

Williams
Homes (Bala) Ltd

PENNAF

WARD : Llanbedr Dyffryn Clwyd / Llangynhafal

WARD MEMBER: Councillor Huw O. Williams

APPLICATION NO: 16/2018/1137/ PF

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

LOCATION: Land adjoining The Old Rectory Llanbedr Dyffryn Clwyd Ruthin

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

CONSTRAINTS: None

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

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

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

CONSULTATION RESPONSES:

LLANBEDR DC COMMUNITY COUNCIL:

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

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

1. The clear pattern of development in the village is for houses to face the road. The scheme must be redesigned to present a strong frontage to the existing road, rather than corners, dead-ends and utility buildings. The scheme will not integrate with the village by turning its side to it, and this integration is all the more important for affordable housing if the aim is to create mixed communities.
2. The proposed public open space should be integrated into the development. Locating the POS to the rear will not encourage natural surveillance and is simply poor design which has not been justified and should be refused. As shown, the location of the POS appears to be driven by an arbitrary line on a plan rather than by good design, and there is no sound urban design reason to suggest otherwise. It would be sensible to consider locating the POS at the front of the site and setting the houses back from the road, as this would mirror the situation opposite. The only other acceptable alternative would be to locate the POS centrally within the development.
3. The village does not currently have a play area, so to ensure that new and existing residents have access to such facilities the public open space should incorporate recreation facilities for all ages (e.g. a children's play area). There are no such facilities in the village at present.

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

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

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

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

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

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

NATURAL RESOURCES WALES

No objections. Raise comment on potential landscape impact.

DWR CYMRU / WELSH WATER

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

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer:

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

LEAD LOCAL FLOOD ENGINEER

No objections

Ecologist

No objections

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 10/2/19

EXTENSION OF TIME AGREED? 15/2/18

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

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

1.2 Description of site and surroundings

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

1.3 Relevant planning constraints/considerations

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

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

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

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

1.6 Other relevant background information

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

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

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

2. DETAILS OF PLANNING HISTORY: None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC2 – Brownfield development priority

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy VOE1 - Key areas of importance

Policy VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

3.2 Government Policy / Guidance

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

Circulars

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

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

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

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

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

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

4.2 In relation to the main planning considerations:

4.2.1 Principle

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

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

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

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

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

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

4.2.2 Density of development

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

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

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

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

4.2.3 Visual amenity

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

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

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

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

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

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

4.2.4 Residential amenity

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

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

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

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

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

4.2.5 Ecology

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

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

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

4.2.6 Drainage (including flooding)

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

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

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

4.2.7 Highways

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

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

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

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

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

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

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

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

4.2.8 Affordable Housing

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

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

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

4.2.9 Open Space

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

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

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

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

5. SUMMARY AND CONCLUSIONS:

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

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

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

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

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

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Site location plan (Drawing No. SHA-262-01) received 29 November 2018
 - (ii) Proposed site layout plan (Drawing No. SHA-262-02B) received 23 January 2019
 - (iii) 5P3B Semi (Type A) (Drawing No. SHA-262-03) received 29 November 2018
 - (iv) 5P3B Semi (Type B) (Drawing No. SHA-262-04) received 29 November 2018
 - (v) 4P2B Terraced (Drawing No. SHA-262-05) received 29 November 2018
 - (vi) 4P2B Semi (Drawing No. SHA-262-06) received 29 November 2018
 - (vii) 3P2B Bungalow (Type A) (Drawing No. SHA-262-07) received 29 November 2018
 - (viii) 3P2B Bungalow (Type B) (Drawing No. SHA-262-08) received 29 November 2018
 - (ix) 3P2B Bungalow (Type C) (Drawing No. SHA-262-09) received 29 November 2018
 - (x) 3P2B Wheelchair Bungalow (Drawing No. SHA-262-10) received 29 November 2018
 - (xi) Site sections (Drawing No. SHA-262-12A) received 13 December 2018
 - (xii) Heat Pump Building (Drawing No. SHA-262-13) received 29 November 2018
 - (xiii) Topographic survey (Drawing No. 1356/TP/01:01) received 29 November 2018
 - (xiv) Site layout (with existing contours) (Drawing No. SHA-262-14) received 13 December 2018
 - (xv) Proposed Drainage Layout (Drawing No. DOC03b_501C) received 23 January 2019
 - (xvi) Drainage Details Sheet 1 (Drawing No. 502) received 23 January 2019
 - (xvii) Drainage Details Sheet 2 (Drawing No. 503) received 23 January 2019
 - (xviii) Drainage Details Sheet 3 (Drawing No. 504) received 23 January 2019

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

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

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

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

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

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

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

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

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

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

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

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

The reasons for the conditions are:-

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