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23/2016/0557

Scale: 1:2500

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- Answer Types**
- A = 1 Good Name Not legal
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H = 1 Bad Names Not named Names

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Project
Residential development on
land off A525 at
Pentre Llanrhaedr

Title	Scale (A2)
Site Plan	1 250

Drawn By D J Edwards	Date Oct 2018
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Drawing No	Sheet
C102/002	1 of 1



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'A' = 2 Bad Moves (40 Laps)
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 'I' = 3 Bad Moves (60 Laps)
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 'X' = 3 Bad Moves (60 Laps)
 'Y' = 3 Bad Moves (60 Laps)
 'Z' = 3 Bad Moves (60 Laps)

G	02/10	Receipt Amounts	0.15
F	01/10	Receipt Amounts	0.15
E	01/10	Receipt Amounts	0.15
D	01/10	Receipt Amounts	0.15
C	02/10	Receipt Amounts	0.15
B	02/10	Receipt Amounts	0.15
A	02/10	Receipt Amounts	0.15
Row	02/10	Partials and Import Amounts	0.15
		Total	0.15

Project	Residential development on land off A525 at Pentre Llanhaeadr	
Title	Site Plan	Scale (A3) 1:500

Drawing No	Date
C102/001	Nov 2017
Sheet	
1 of 2	

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WARD : Llanrhaeadr-yng-Nghinmeirch

WARD MEMBER: Councillor Joseph Welch (c)

APPLICATION NO: 23/2016/0557/ PO

PROPOSAL: Development of 1.2 hectares of land by the erection of 33 no. dwellings (outline application including access and layout)

LOCATION: Land adjacent to Dolwar Llanrhaeadr Denbigh

APPLICANT: Field 4 Limited

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:

LLANRHAEADR COMMUNITY COUNCIL:

Response to initial consultation:

"Llanrhaeadr-yng-Nghinmeirch Community Council requests refusal of the above planning application for the following reasons. Following a meeting held on Tuesday evening 30th August 2016 and having discussed and assessed the written objections provided by local residence Mr. E. Williams (Dolwar) Ms. R. Evans (Hafod y Bryn) and Mr. J. James (Bro Dyfnog) Llanrhaeadr-yng-Nghinmeirch Community Council unanimously passed that the above planning should be rejected for the following reasons:
(It is understood that the above letters of objection have also been submitted to Denbighshire County Council)

1. Lack of places available in local primary school due to capacity having been reached
2. Welsh Language Impact Assessment used for this application outdated
3. High risk of surface water flooding
4. Detrimental impact on Landscape
5. Overdensity of site for rural location
6. Road safety risk
7. Lack of affordable housing
8. Unimaginative layout of planned site
9. Lack of commercial demand for new housing in Llanrhaeadr
10. Loss of productive prime agricultural land

Below is a more detailed synopsis provided for each point as to why Llanrhaeadr-yng Nghinmeirch Community Council is requesting that this application be rejected:

1. Community Councillor Mr H E Williams who is also the Community Council's representative on the Board of Governors at Ysgol Bro Cinmeirch reported to the meeting on the 30th August that the school had now reached capacity. Councillors in the meeting felt that if this application was granted, those coming to live there would and should expect to be able to send their children to the local village school (Ysgol Bro Cinmeirch). If there were no spaces available in the school, which is currently the

situation, the families living on this new site would have to send their children to schools outside of Llanrhaeadr. This could have a detrimental impact on the integration of those living on this proposed site into village life. There would be an additional environmental impact due to additional journey time by parents taking their children to schools either in Rhuthun or Denbigh. Therefore for this reason this application should be rejected and not resubmitted until Denbighshire County Council has assessed the impact on the local school and how capacity can be increased at Ysgol Bro Cinmeirch to accommodate the possible increase in number of children requiring places.

2. The Community Councillors felt that the Welsh Language Impact assessment used for this application is outdated especially taking into consideration the difference in the reports finding regarding availability of places in the local school compared to the present reality as indicated in point 1 above. The Councillors also felt that the recommendations in the report as to how to encourage people moving onto this site to learn Welsh were weak and unimaginative. The Councillors would also bring to the attention of Denbighshire's Planning Committee the information provided in both Mr. E Williams and Ms. R Evans letters regarding the impact on the Welsh Language. They would like to express their concern that the granting of this application could have a detrimental impact on the Welsh language by tipping the linguistic balance of this Ward from being an area where Welsh is marginally in the majority to becoming a minority language. Therefore Community Councillors are requesting that a new Welsh Language Impact Assessment is completed before this application can be considered.
3. The Community Councillors on Llanrhaeadr's Council have many years' experience and knowledge of the local area. From this experience they wish to express their concurrence with the information provided in Mr E. Williams and Mr J. James letters regarding the possible pluvial flooding that occurs following heavy rain collecting on the road leading down opposite this site from Capel y Wern passed Maeshwylfa. It was reported to the meeting that there have been occurrences in previous years during heavy rainfall of surface water coming down the road from the direction of Capel y Wern and collecting at the bottom of the road junction by Maeshwylfa and overflowing onto the opposite field which is the proposed site in question here. This is confirmed in the NRW map included in Mr E Williams's letter. In addition to this it was noted by the Councillors the lack of Suitable Draining System in this application which is highlighted by both Natural Resources Wales and Dwr Cymru in their reports. It was also noted that no consultation had been carried out with the adjoining landowner, Ms. R. Evans, as to how surface water would be drained off and how this might affect her land.
4. The Councillors are concerned that building on this site would have a detrimental impact on the vista whilst approaching Llanrhaeadr. This should be a material consideration whether to grant this application as stated in chapter 6 of the Planning Policy Wales (PPW)
5. The Community Councillors raised concerns that with already an application for 15 houses having been granted on the field opposite this site, which was a 50% increase on what was proposed in the original LDP plan, and with this application proposal of 36 dwellings up from 23 as originally proposed in the LDP this would give Llanrhaeadr an urban feel due to the applications housing density rather than a village appearance.
6. When considering this application Llanrhaeadr Community Council are requesting that Denbighshire County Council pay particular attention to Mr J. James points on page three of his letter. The Councillors would like to express their concerns that with the application for 15 houses opposite this site already granted and if this application were to be granted the flow of traffic onto this stretch of road would increase significantly. It is now accepted that most households have two cars therefore with 51 houses located on these two sites there would be up to 100 cars requiring exiting and entering these two sites during the day. As highlighted in Mr. James letter there have been a number of accidents on this small stretch of road of which his family has personal experience. These accidents have occurred mainly due to cars either waiting to turn into the lane leading up to Capel y Wern or Pentre Llech or turning down towards Llanynys. With

already one site having received planning permission with 15 houses and with the entrance to this proposed site poorly positioned, as noted by Mr. James, on a blind crescent bend next to Dolwar there is an increased possibility of further accidents occurring on this already busy road.

7. The councillors expressed their disappointment in the number of affordable homes proposed.
They feel that a significant increase in the number of affordable housing should be included if this application is to be granted which would allow more opportunity for young local families to stay in the area.
8. The Councillors expressed their disappointment with the unimaginative layout in this application. There appeared to be no consideration given as to how this site would blend in or how it would add or enhance the appearance of Llanrhaeadr.
9. The Councillors noted that opposite this site planning was granted over 12 months ago for 15 houses. Even though this site has been marketed widely since then no apparent buyer has come forwards to purchase and develop the site. Therefore the Councillors raised concerns in the meeting that there is no commercial demand at present for a site of this size and that it is premature to grant this application until demand can be demonstrated when the site opposite has been fully developed.
10. It was also noted by the Community Council that recently an application made to have a new drive crossing a field to a bungalow (Currig) which is located only 500 yards from this site towards Rhuthun was refused because it would remove productive agricultural land. Therefore on the same basis with this land being prime productive agricultural land this application should also be refused.

Response to consultation on additional information:

"Following the reapplication of this proposal, with only a slight amendment in the number of houses, in regards to the previous application, Llanrhaeadr yng Nghinmeirch Community Council's view has not changed for the following reasons:

Lack of places available in local primary school due to capacity having been reached

1. Impact on the Welsh Language
2. High risk of surface water flooding
3. Detrimental impact on landscape
4. Urbanisation of rural location
5. Road safety risk
6. Affordable housing
7. Isolated community
8. Unimaginative layout of planned site
9. Loss of productive prime agricultural land

Below is a more detailed synopsis provided for each point as to why Llanrhaeadr-yng-Nghinmeirch Community Council is requesting that this application be rejected:

1. Ysgol Bro Cinmeirch has 94 children in the school, including Meithrin. and is now at capacity.
The Community Council's view is that if this application was granted, those coming to live there would and should expect to be able to send their children to the local village school (Ysgol Bro Cinmeirch).
If there were no spaces available in the school, which is currently the situation, the families living on this new site would have to send their children to schools outside of Llanrhaeadr. This could have a detrimental impact on the integration of those living on this proposed site into village life. There would be an additional environmental impact due to additional journey time.
This application also fails to take into consideration current housing applications that have recently been granted (Application: 23/2018/0361), on land opposite this site for

15 houses and a further three houses (Application 23/2018/0268) on the road between Llanrhaeadr and Denbigh. From these eighteen dwellings there will also be children who will need access to the local primary school.

The application mentions that a contribution (5.21-4) will be made towards pupil spaces at Ysgol Bro Cinmeirch. It is the Community Councils view that the figures used in this section is outdated and does not take into consideration recent housing applications already agreed, as noted above.

2. Between 2001 and 2011 there was a fall of 9% in the number of Welsh speakers in the Ward of Llanrhaeadr yng Nghinmeirch. According to the 2011 census, Llanrhaeadr yng Nghinmeirch ward had just over 50% of residence who used Welsh as their main language. To prevent a further deterioration in the percentage of Welsh speakers' housing development in the village should be organic and designed to meet local need. Recently housing application opposite this site granted for 15 houses plus another three houses on the road between Llanrhaeadr and Denbigh, which included affordable houses, should meet with local need and preserve the linguistic balance that exists in the village and surrounding area. Further large scale development as proposed in this application goes beyond local need and would have a detrimental effect the percentage of Welsh speakers within this ward.
3. The Community Councilors on Llanrhaeadr's Council have many years' experience and knowledge of the local area. From their experience, they wish to express their concern regarding the possible pluvial flooding that occurs following heavy rain collecting on the road leading down opposite this site from Capel y Wern passed Maeshwylfa. This road acts as a riverbed funneling water down towards the main road, A525. In most cases the water gathers at the junction below without causing risk to this proposed sight but in exceptional circumstances, as happened in 2000 with exceptional high rain fall water pours down this road and across into the opposite field where this development will be built. The consequence will be that at least two and up to five of the houses on this site will be flooded by surface water before it can be dispersed by any proposed soak away system.
4. The Councilors are concerned that building on this site would have a detrimental impact on the vista whilst approaching Llanrhaeadr. This should be a material consideration whether to grant this application as stated in chapter 6 of the Planning Policy Wales (PPW)
5. The Community Councilors has concerns that with already an application for 15 houses having been granted on the field opposite this site, which was a 50% increase on what was proposed in the original LDP plan, and with this application proposal of 33 dwellings up from 23 as originally proposed in the LDP this would give Llanrhaeadr an urban feel due to the applications housing density rather than a village appearance.
6. When considering this application Llanrhaeadr Community Council would like to express their concerns that with the application for 15 houses opposite this site, with parking spaces for 30 cars, already granted and if this application, with parking spaces for 80 cars, were to be granted the flow of traffic onto the main Denbighshire artery road, A525, would increase significantly. It is now accepted, that most households have at least two cars therefore with a proposal for 48 houses located on these two sites there would be between 80 to 110 cars requiring exiting and entering these two sites at peak times during the day. As highlighted in the objection by Mr. James letter in the previous application there have been a number of accidents on this small stretch of road of which his family has personal experience. These accidents have occurred mainly due to cars either waiting to turn into lanes leading up to Capel y Wern, Pentre Llech, turning down towards Llanynys or into Llys Gwilym housing estate. With already one site having receive planning permission with 15 houses and with the entrance to this proposed site poorly positioned, as noted by Mr. James, on a blind crescent bend next to Dolwar there is an increased possibility of further accidents occurring on this already busy road.

7. The councilors expressed their disappointment in the number of affordable homes proposed. They feel that a significant increase in the number of affordable housing should be included if this application is to be granted which would allow more opportunity for young local family's to stay in the area.
8. The Councilors feel that due to the location of this site it would become isolated from the rest of the village. In theory the village shop and school is within walking distance from this site. But in reality because the A525 which dissects the village, with increase traffic on this road, which will not be reduced by the addition of this site and the agreed site for 15 houses across the road people living in this new development will be reluctant to walk to the village as they will need to cross this busy road. Therefore due to the location of this site residence are more likely to take children to school or to go shopping by using their car rather than walk or go by bike. This would therefore go contrary to the Welsh Government Active Travel Act which placed obligations on councils to continually improve routes for walking and cycling
9. The Councilors are disappointed with the unimaginative layout in this application and lack of play areas for children. There appeared to be no consideration given as to how this site would blend in or how it would add or enhance the appearance of Llanrhaeadr.
10. It was also noted by the Community Council that this site if approved would remove productive agricultural land.

Response to consultation on additional information:

Further to the amended plans/additional information as per your cover letter dated 4th January 2019 the observations of Llanrhaeadr-yng-nghinmeirch Community Council is exactly the same as per the objections made in following correspondence on your website:-

Document reference 1815021 dated 6th September 2016 on the website.

Document reference 2245010 dated 1st June 2018 on the website.

Document reference 2365830 dated 28th November 2018 on the website.

NATURAL RESOURCES WALES:

No objection.

DWR CYMRU / WELSH WATER:

No objection.

WALES AND WEST UTILITIES:

No objection, make applicant aware of utilities in the area.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer:

No objection subject to conditions.

Ecologist:

No objection

Land Drainage Engineer:

No objection

Strategic Housing and Planning Officer:

It is noted that the indicative number of housing units is now 33 as opposed to 36 on the original application. It is considered that the density is acceptable under the requirements of Policy RD1.

The application site is allocated for housing under policy BSC 1 in the adopted Denbighshire Local Development Plan.

It is noted that the proposals include 10% affordable housing provision, on-site, which is in line with the minimum requirements of LDP policy BSC 4. It is indicated that 3 affordable units are to be provided on-site with the remaining 0.3 of a dwelling payable via a commuted sum.

The proposal makes provision for on-site open space the deficiency will be addressed via a commuted sum.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Elfed Williams, Dolwar, Llanrhaeadr Robin Hill, 5 Tan y Castell, Ruthin

Jeremy James, Bro Dyfnog, Llanrhaeadr, Denbigh

Rhian Evans, Hafod Y Bryn, Llanrhaeadr Ruth Williams, Glan Aber Farm, Llanrhaeadr B&I

Lewis, 2 Llys Gwilym, Denbigh

Rachel Pigott, 9, Cae'r Felin, Llanrhaeadr

Geraint & Glenys Williams, Pentre Pella, Llanrhaeadr Y.C., Eryl L. Williams, Pentre Llech,

Llanrhaeadr Y.C. Sheila Hughes, 2, Maes Hwylfa, Llanrhaeadr Arthur Webber, Pentra Isa, Llanrhaeadr

Summary of planning based representations in objection:

Principle

- Not acceptable in principle - no need for additional housing

Residential amenity

- Impact on residential amenity of existing properties adjacent to the site

Highways

- Impact on highway safety on the A525

Drainage

- Surface water drainage information inadequate
- Development likely to result in additional flooding

Visual amenity

- Detrimental impact upon the character of the village

Biodiversity

- The development would have an unacceptable impact upon the biodiversity of the site

Open space provision

- Proposed space is limited – nearest play facilities are some distance away

Education provision

- It is questioned if Llanrhaedr can accommodate so many new dwellings in terms of school places

Welsh Language

- Inadequate assessment of impact on Welsh language

EXPIRY DATE OF APPLICATION: 21/09/16

EXTENSION OF TIME AGREED: 15/02/19

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- re-consultations / further publicity necessary on additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal seeks outline planning permission for the development of 1.2 ha of land adjacent to Dolwar, Llanrhaeadr for residential purposes.
- 1.1.2 Access to the site and layout is included for consideration, while all other matters (landscaping, scale, appearance) are reserved for submission at a later date.
- 1.1.3 Owing to the linear nature of the site, the layout is based around the spine road with the public open space proposed on the eastern side of the site.
- 1.1.4 The plans show 33 dwellings arranged at various angles to one another relative to the access road and A525. The documents indicate there would be 8 different house types to include: 7 detached dwellings, 14 semi-detached dwellings, 6 x3 unit terraced dwellings, and 6 apartments.
- 1.1.5 The main access to the site would be from A525. No other public vehicular accesses are proposed. An agricultural access would be retained on the north eastern side to the adjacent farmland.
- 1.1.6 Surface water drainage is proposed to be dealt with within the site utilising 'infiltration'/soak away methods. Foul drainage is to be dealt with via connection to the mains sewer system.
- 1.1.7 The application is accompanied with reports on the following:
 - Ecology,
 - Arboriculture
 - Highways
 - Drainage strategy and water conservation
 - Community and Linguistic impact statement
- 1.1.8 The plans at the front of the report show the indicative layout and the proposed point of access.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the southern fringe of Llanrhaeadr. It is bound to the north by the dwelling Dolwar. To the west is the A525. To the east and south of the site are open fields. To the west is a new residential development of 15 dwellings currently under construction.
- 1.2.2 The site boundaries are predominantly defined by estate-type railings and hedges. The land is relatively level.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is allocated for housing development in the adopted Local Development Plan.

1.4 Relevant planning history

- 1.4.1 There is no relevant planning history to this site.

1.5 Developments/changes since the original submission

1.5.1 Following the initial submission to the planning authority and having regard to subsequent consultation responses, additional information was sought from the applicants on a number of issues in order to progress the application, including in relation to highways and general site layout.

1.5.2 This information has been submitted and assessed by the relevant technical consultees in drafting their responses.

1.6 Other relevant background information

1.6.1 None

2. DETAILS OF PLANNING HISTORY:

2.1 None.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy RD5 – The Welsh language and the social and cultural fabric of communities

Policy BSC1 – Growth Strategy for Denbighshire

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 VOE6 - Water management

Policy ASA1 – New transport infrastructure

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access for all

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Landscaping New Developments

Supplementary Planning Guidance Note: Planning and the Welsh Language

3.2 Government Policy / Guidance

Planning Policy Wales Edition 10

Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 18: Transport

TAN 20: Planning and the Welsh Language

Development Management Manual 2016

WGC 16/2014 The Use of Planning Conditions for Development Management

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 Mix and tenure
- 4.1.4 Affordable Housing
- 4.1.5 Visual amenity (including setting of listed buildings)
- 4.1.6 Residential Amenity
- 4.1.7 Ecology
- 4.1.8 Drainage (including flooding)
- 4.1.9 Highways (including access and parking)
- 4.1.10 Impact on Welsh Language and Social and Cultural Fabric
- 4.1.11 Education
- 4.1.12 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 allocated for housing development in the Denbighshire Local Development Plan, and the application proposes the development of the entire site for residential purposes.

In acknowledging concerns over the need for the development, it has to be recognised that the site is allocated in the adopted Development Plan for housing purposes, and would make a positive contribution to meeting identified housing needs.

It should also be noted that the Denbighshire County Council Corporate Plan (2017-2022) commits the Council to supporting the development of 1000 homes in the county over the next 4 years. This proposal would make a positive contribution to meeting that target.

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.

With respect to comments received, and having regard to the shortage of housing land within Denbighshire, it is considered that the principle of developing this allocated housing site within the development boundary of the town is acceptable, and the determination of the application should rest primarily on the assessment of the local impacts of the proposal.

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.

Supplementary Planning Guidance Note 'Residential Development' reinforces the need for developments to make the best use of land available for residential development in line with Policy RD 1. The Site Development Brief for the site advises that a lower density may be permissible given the prominent nature of the site.

The table in Policy BSC 1 refers to an indicative number of 23 dwellings on the site. The layout proposes 33 dwellings across the 1.2ha site - a density of approximately 28 dwellings per ha.

With respect to the comments received in relation to the appropriateness of the layout, the Local Planning Authority has to balance the need for efficient use of land, delivering sufficient housing and respecting the character of the area. Officers consider the density to be reasonable for the site, achieving a balance between the need to make efficient use of land and protecting the amenity of the area.

4.2.3 Mix of dwelling types

Local policy BSC1 sets out that 'Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.' This requirement goes beyond the provision of market and affordable houses, and includes the mix of houses addressing the findings and results of the latest local housing market assessment (LHMA).

A mix of two to four bedroom units of varying sizes is proposed on the site which is considered suitable and within the terms of planning policy.

4.2.4 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure that all developments of 3 or more residential units provide a minimum of 10% affordable housing. Developments of 10 or more are expected to make on site provision and development of less than 10 residential are expected to make provision by way of financial contribution.

The Council's Strategic Planning and Housing section has advised there is an identified need for affordable housing in the area and accept the principle of the provision of 3 on site units and a commuted sum.

The application specifies that the development will meet the Council's Affordable Housing policy, the number and tenure of which would be agreed with the Council.

As the application is seeking approval of a specific number of dwellings, it would be necessary to secure affordable provision through a suitable Obligation under S106 of the Planning Act. If a permission were to be considered, this would need to be subject to completion of such an agreement.

4.2.5 Visual Amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of

land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised that the proposed dwellings appear out of character with the rural setting in terms of layout and density.

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 allocation of the site for residential development. Whilst Officers accept there are limitations on the site layout, it is constrained by the linear nature of the site, the need to achieve the numbers of dwellings, open space and access.

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. Key to the proposal will be the detailing and landscaping of the road elevations. This is to be assessed and controlled at reserved matters stage.

4.2.6 Residential Amenity

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

Concerns have been raised in relation to the potential impact of the development on the amenity of existing neighbouring properties.

With regard to concerns relating to disturbance resulting from works during the construction process, it is considered reasonable to condition the submission of a Construction Environment Management Plan to cover details such as hours of operation etc.

Whilst noting the comments received in relation to residential amenity, 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. However, it should be noted that the layout shows that adequate separation distances (as advised in SPG Residential Development) can be achieved between Dolwar and the closest dwellings on the site. At this stage, therefore, the application is considered acceptable in terms of residential amenity.

4.2.7 Ecology

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 (PPW 10) (Section 5.2), current legislation and Conservation and Enhancement of Biodiversity SPG (2016), 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 survey has been submitted and neither NRW nor the County Ecologist have raised an objection to the proposal.

The proposals are therefore considered acceptable in relation to impact on ecology. Final details of the wildlife corridor can be secured through planning condition.

4.2.8 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 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (PPW 10) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'.

Planning Policy Wales (PPW 10) Section 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed.

There are individual objections from residents on drainage grounds.

The site is not located in a flood risk area. Regarding surface water run-off, a combined system to deal with roof water and highway surface water is proposed. This would feed into a soakaway area. The infiltration characteristics of the land have been tested and are suitable to accommodate the soakaway. Details of the future management and maintenance of the private soakaways have not been submitted, but can be controlled through planning condition.

In respect of surface water drainage, NRW and the County Land Drainage Engineer have not raised an objection to the proposed means of dealing with surface water drainage.

Foul sewage is proposed to be dealt with via main sewers. In respect of foul drainage, Dwr Cymru confirm there are no capacity issues in the public sewerage system or the treatment works in connection with the proposal to develop the site. Dwr Cymru have not raised an objection to the proposed means of foul drainage and have confirmed that the foul sewage system would be adopted by Dwr Cymru, and would be subject to through its own legislation.

Officers consider that sufficient information has been submitted to demonstrate that foul and surface water can be acceptably managed. The proposals are therefore considered acceptable in relation to drainage subject to appropriate conditions being imposed.

4.2.9 Highways (including accessibility 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 (PPW 10) and TAN 18 – Transport, in support of sustainable development.

Concerns have been raised that the local highway infrastructure would not be able to accommodate the development and that the proposal does not adequately demonstrate how safe access can be achieved.

The plans have been assessed by the Highway Officers, and extensive negotiations have taken place between Officers and the Applicants / agents to ensure there is adequate information to assess the highway impacts of the proposals on the locality.

The Highway Officer has concluded that there are no highway grounds to justify refusal of permission and that conditions could reasonably be imposed which meet the circular tests for the control of highway issues.

The application seeks approval of the access and is accompanied by a layout plan showing the proposed vehicular access/egress point. The site would be linked to the village via a footway running along the front of the site. An open verge is proposed along the footway to ensure visibility is retained in a north and south direction on the A525.

In Officers' opinion, based on the conclusions of the Highway Officers, the proposal adequately demonstrates that the existing highway infrastructure is capable of accommodating the development, and it includes sufficient improvements and mitigation solutions to make it acceptable, subject to relevant controls being imposed through planning conditions.

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. However, subsequent to the adoption of the Local Development Plan the Welsh Government has issued further advice and policy on the subject. It is no longer justified to expect a planning application on an allocated housing site to demonstrate its impact upon the Welsh language and community as that will have been assessed at allocation stage.

The Community Linguistic Statement submitted with the application concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language.

The impact of development on the Welsh language has been assessed during deliberations on the Local Development Plan. On the basis of the information submitted, 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 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be

provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

In previous consultations the Education Section have provided capacity figures for the nearest school Ysgol Bro Cinmerch. The figures identified that the school was close to capacity and it was suggested that a contribution of £48,000 would be required to make up for a three student shortfall. The latest figures have not been received to date but Officers understand these are not likely to differ significantly from previous years. The formal response from the Education section will be included on the late information sheets. The developer has advised it is proposed to provide a financial contribution towards education.

In Officers opinion, there is the potential for there to be a shortfall in education provision within the area. The relevant contribution would need to be secured through a Section 106 Obligation.

4.2.12 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.

Open space is proposed on site with the remainder to be dealt with through the provision of a commuted sum. Policy Officers accept this approach. The relevant contribution would need to be secured through a Section 106 Obligation.

Other matters

Well – being of Future Generations

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 been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. 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 The report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable having regard to relevant policies and guidance.

5.2 Members are respectfully reminded that the application is for outline permission on a site allocated for housing in the adopted Local Development Plan. Based on the responses to consultation, and in respecting the representations made, Officers do not consider there are reasonable grounds to resist the grant of permission.

5.3 It is therefore recommended that Members resolve to grant planning permission subject to:-

1. Completion of a Section 106 obligation to secure:
 - i. The relevant affordable housing provision and contribution
 - ii. The relevant commuted sum in relation to education provision
 - iii. The relevant sum in relation to open space provision

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.

2. Compliance with the following conditions:

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 three years.
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) Site plan (Drawing No. C102/001 sheet 1 of 2 Rev G) received 18 December 2018
 - (ii) Street Scene (Drawing No. C102/001 sheet 2 of 2 Rev. G) received 18 December 2018
 - (iii) Block plan (Drawing No. C102/002 sheet 1 of 1 Rev. A) received 18 December 2018
 - (iv) Location plan received 18 December 2018
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:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from construction works;
 - viii) the hours of site works and deliveries; and
 - ix) a route plan for all vehicles connected with the development arriving at and leaving the site.

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. 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.
8. 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.
9. A landscape and public open space 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.

10. Prior to the commencement of any development a local employment strategy, containing details of measures which contribute to the promotion of local employment and training in association with the development, shall be submitted to and approved by the local planning authority. The local employment strategy shall be implemented in accordance with the approved details.
11. The development hereby approved shall be undertaken in accordance with the mitigation, compensation and enhancement measures set out in the submitted ecological assessment.

The reasons for the conditions 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 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.
8. To ensure the development is served by a satisfactory drainage system.
9. To ensure the Public Open Space provided is maintained and operational in perpetuity in the interests of amenity.
10. In the interest of protection of local employment.
11. In the interests of nature conservation.