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30/2018/0969

Scale: 1:1250

Printed on: 29/1/2019 at 17:03 PM

PROPOSED LAYOUT

Refer to Caulmert road
layout drawings for levels



1	Site of the proposed development	1:100	1:100
2	Proposed development footprint	1:100	1:100
3	Proposed development footprint with parking	1:100	1:100
4	Proposed development footprint with parking and landscaping	1:100	1:100
5	Proposed development footprint with parking and landscaping and access	1:100	1:100
6	Proposed development footprint with parking and landscaping and access and landscaping	1:100	1:100
7	Proposed development footprint with parking and landscaping and access and landscaping and access	1:100	1:100
8	Proposed development footprint with parking and landscaping and access and landscaping and access and landscaping	1:100	1:100
9	Proposed development footprint with parking and landscaping and access and landscaping and access and landscaping and access	1:100	1:100
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19	Proposed development footprint with parking and landscaping and access and landscaping and access and landscaping and access and landscaping and access and landscaping and access and landscaping and access and landscaping and access and landscaping and access	1:100	1:100
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TREFNANT INN SITE
for CARTREFI CYMUNEDOL
GWYNEDD

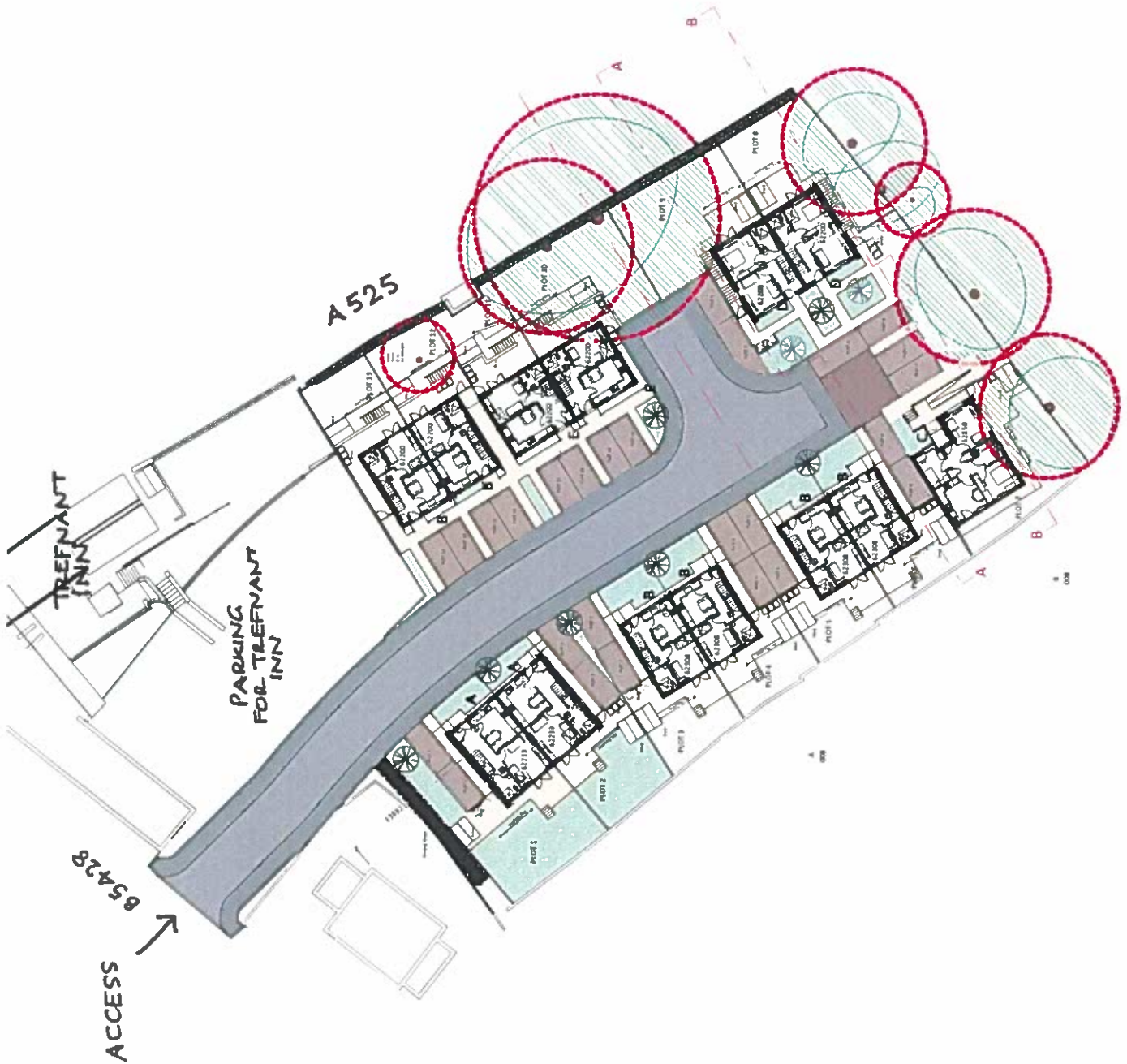
PROPOSED GROUND
FLOOR SITE PLAN

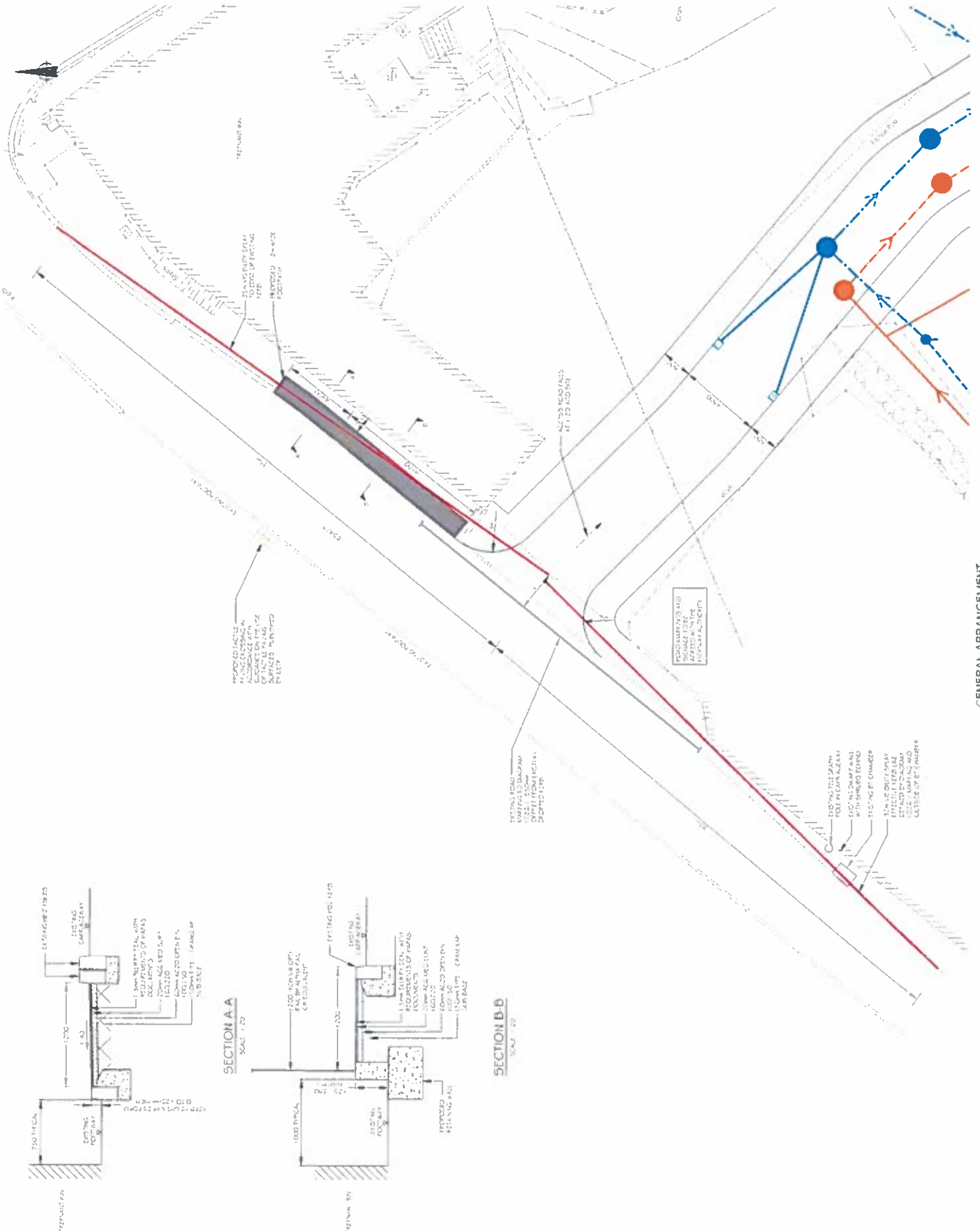
Scale: 1:200
Date: 10/11/11
Author: J. Jones
Check: J. Jones
Status: PRELIMINARY

C918 005 Q

AG AINSLEY GOMMON
COUNCIL
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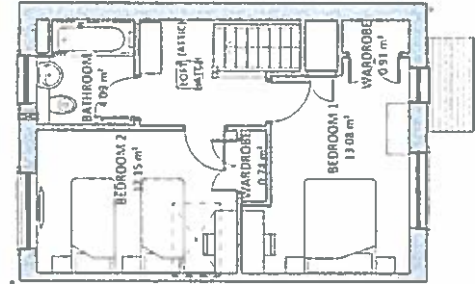
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VISUAL SCALE 1:200 @ A1



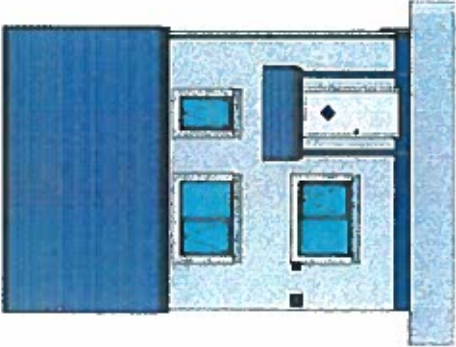
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GENERAL ARRANGEMENTS

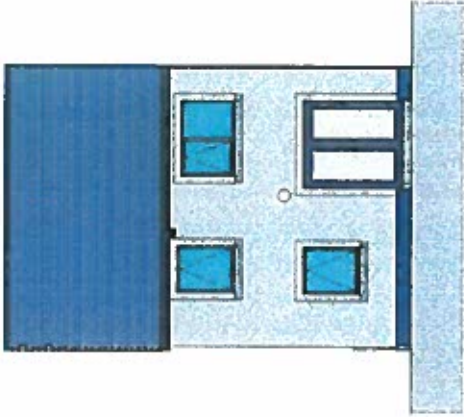
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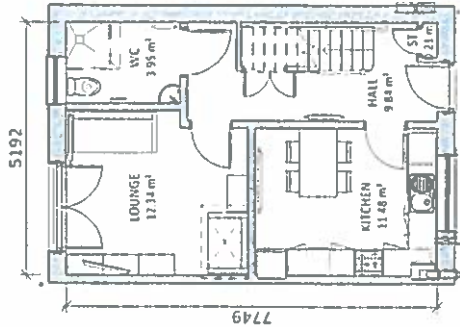
FIRST FLOOR PLAN
1 : 100



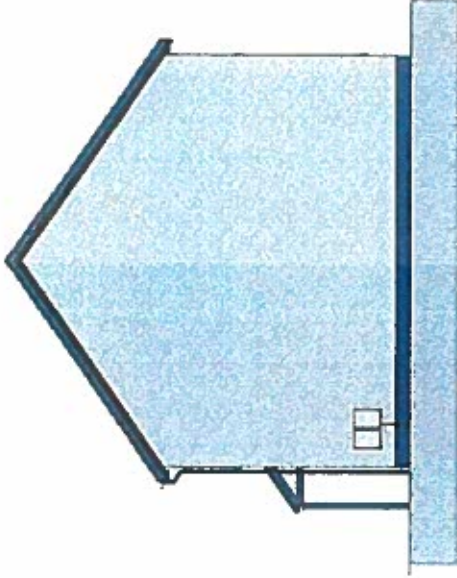
FRONT ELEVATION
1 : 100



REAR ELEVATION
1 : 100



GROUND FLOOR PLAN
1 : 100



GABLE ELEVATION
1 : 100

HOUSE TYPE B
PLOTS 3-6
(PLOTS 4 & 6 HANDED)
FLOOR AREA = 80.6m²
2 BEDROOM/4 PERSON

NO.	DESCRIPTION	DATE	BY
01	DISPERSON	04	

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PROJECT
TREFNANT INN SITE
for CARTREFI CYMUNEDOL
GWYNEDD

DRAWING TITLE
HOUSE TYPE B
PLANS & ELEVATIONS

SCALE	DATE	DESIGNED	CHECKED
1:100 @ A1	27/09/18	BJV	NJM
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PLANNING			
JOB NO.			
C918			
DRAWING NO.			
102			

AG | AINSLEY COMMON ARCHITECTS

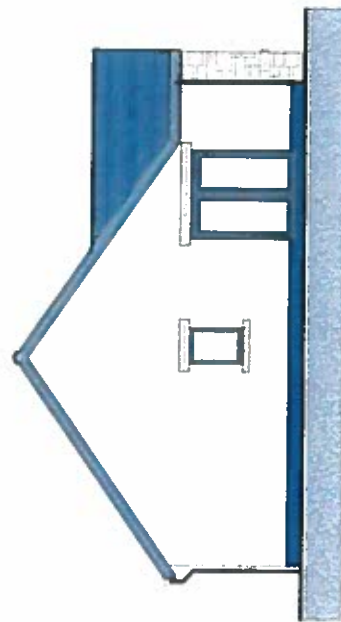
THE OFFICE IS LOCATED AT 15 GLENN ROAD, GLENN, Gwynedd, LL23 7JH. Tel: 01772 771000. Email: info@ainsleycommon.co.uk

PRINTED 28/09/2018 12:16:26 A3

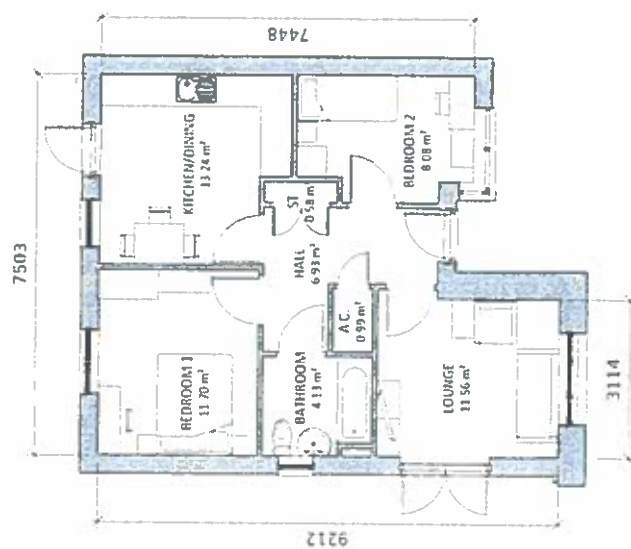
FLOOR AREA = 60m²
2 BEDROOM/3 PERSON



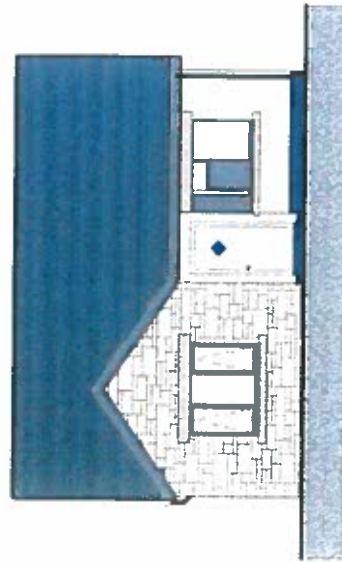
GABLE ELEVATION
1 : 100



SIDE GARDEN ELEVATION
1 : 100



GROUND FLOOR PLAN
1 : 100



FRONT ELEVATION
1 : 100

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APPLICATING
TRENTANN SITE

for CARTRETI

CYMUNEDOL GWYNEDD

THE UNIVERSITY OF CHICAGO

**TYPE C (BUNGALOW)
PLANS & ELEVATIONS**

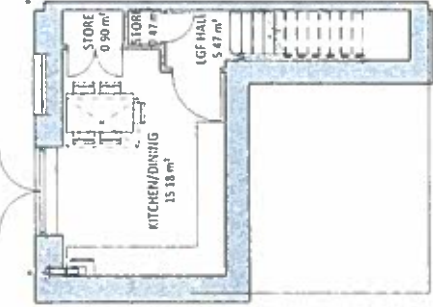
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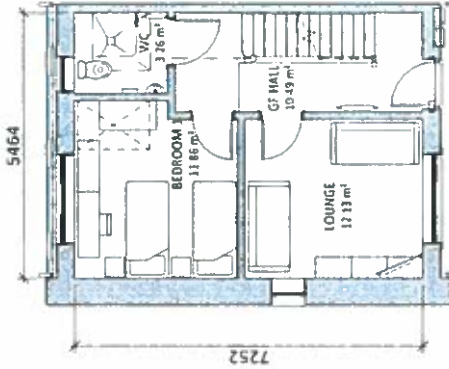
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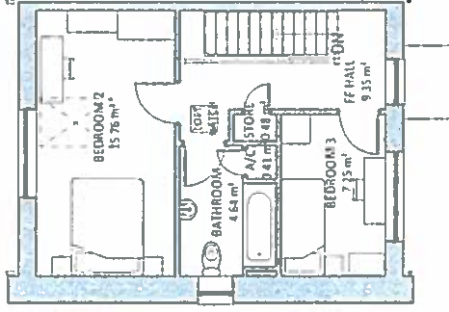
A3



LOWER GROUND FLOOR PLAN
1 : 100



GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100

HOUSE TYPE D
PLOTS 8-9
(PLOT 8 HANDED)
FLOOR AREA = 101.72m²
3 BEDROOM/5 PERSON

REV	DESCRIPTION	DATE	BY
1	ISSUED FOR CON	28/09/18	BA

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PROJECT
TREFNANT INN SITE
for CARTREFI CYMUNEDOL
GWYNEDD

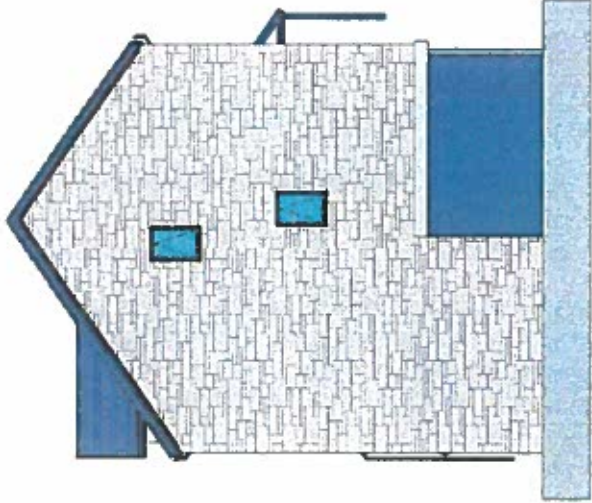
DRAWING TITLE
HOUSE TYPE D -
PLANS & ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS	PLANNING		
RUB No	DRAWING No	REVISION	
C918	104		

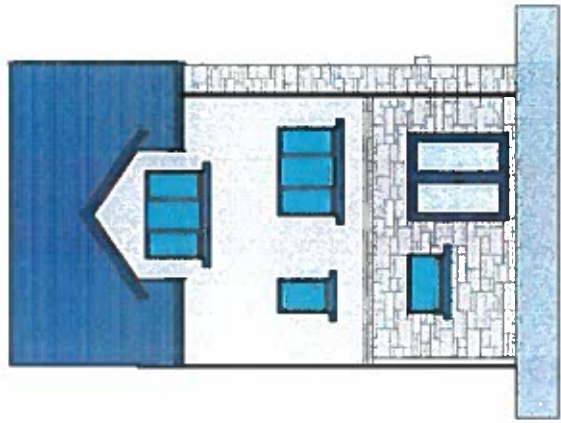
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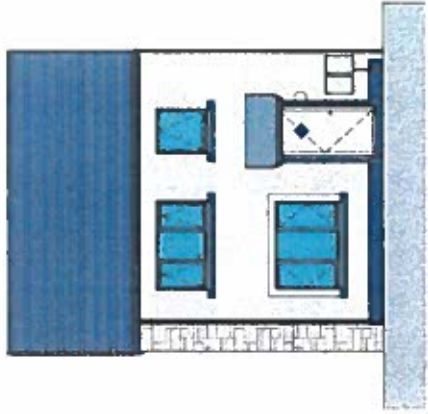
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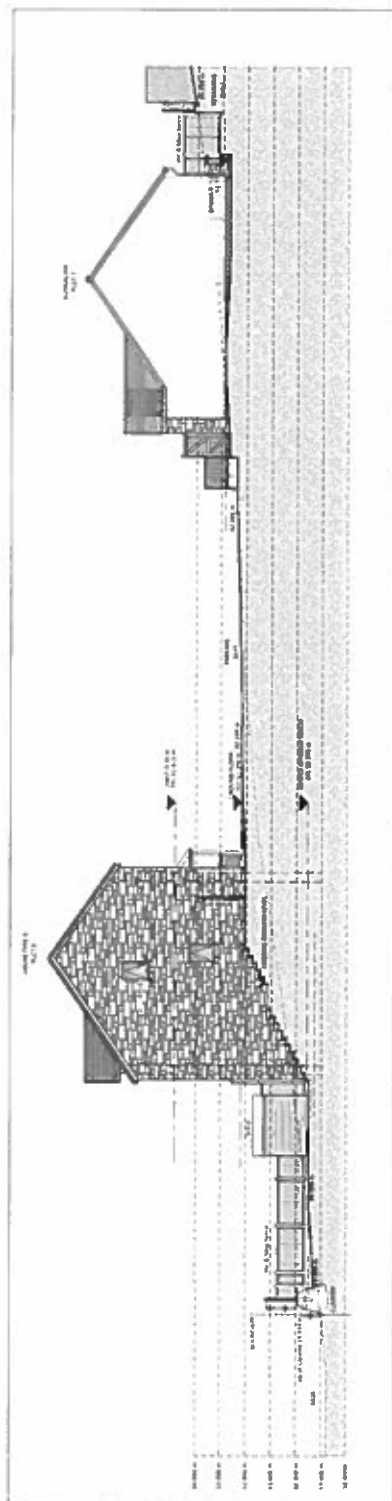
GABLE ELEVATION
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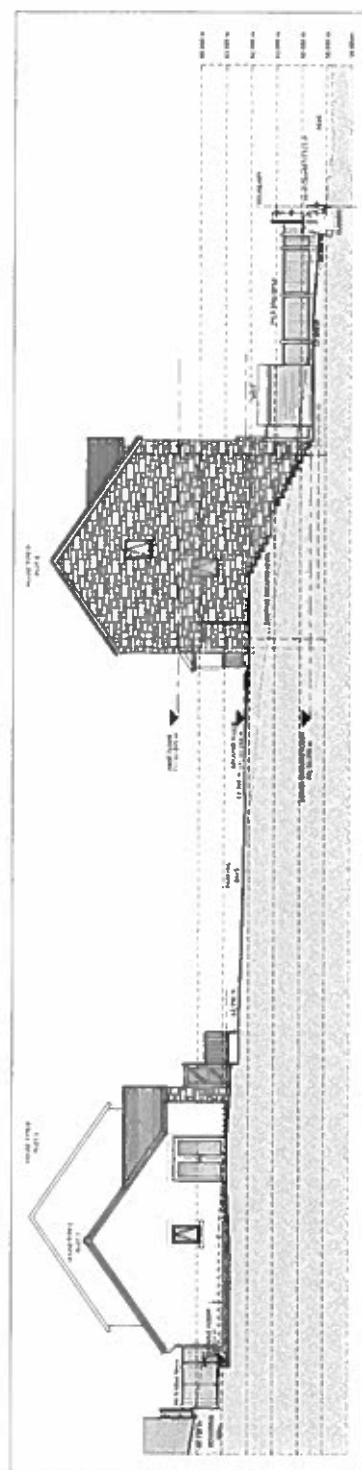
REAR ELEVATION
1 : 100



FRONT ELEVATION
1 : 100



**NOTE:
REFER TO DRAWING
No.C918-009
FOR BOUNDARY
TREATMENTS**



SECTION PLANS

[illegible]

**TREFNANT INN SITE
of CARTREFI CYMUNEDOL
GWYNEDD**

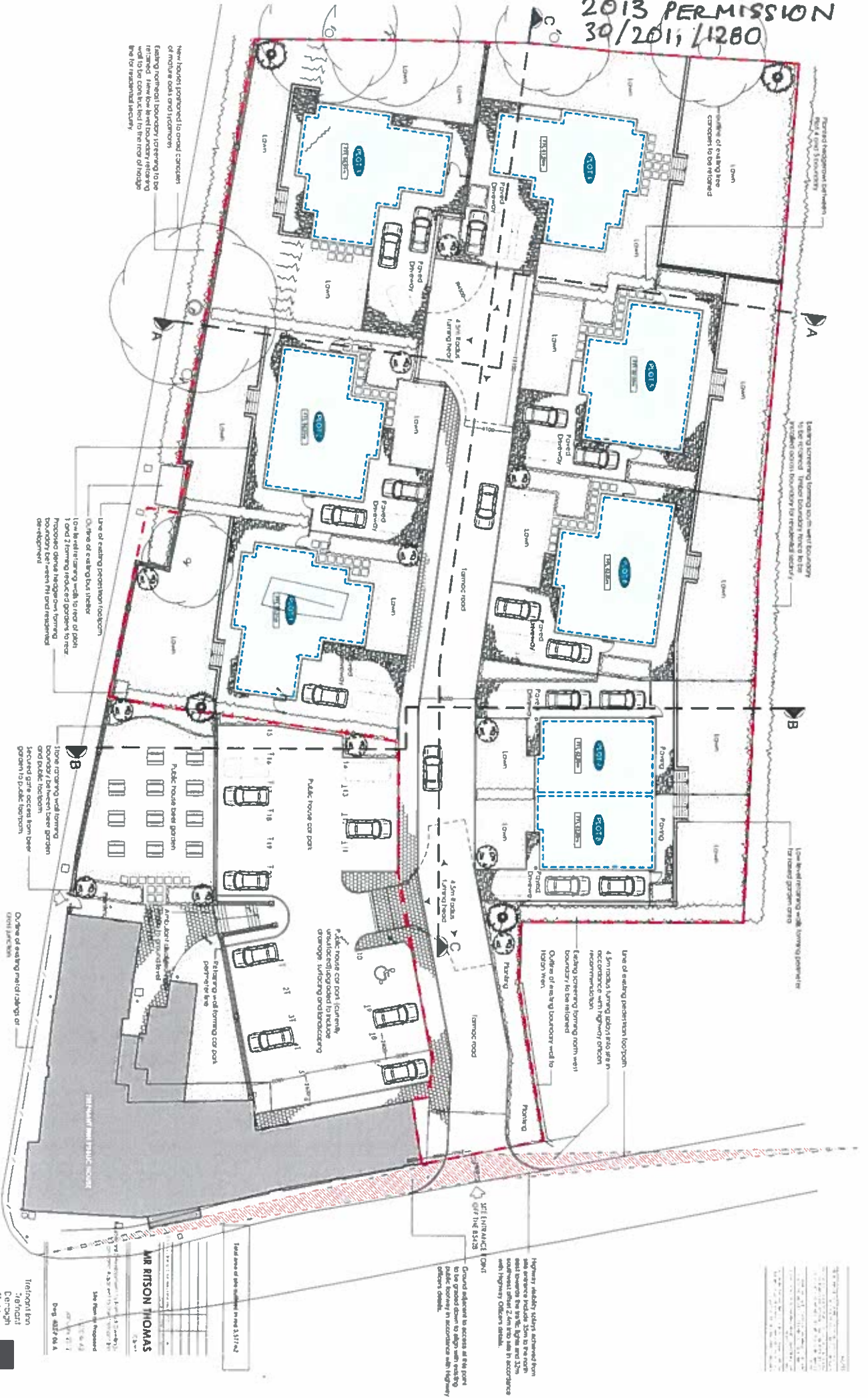
FOR TENDER

918 010

AC | AINSLEY COMMONS

AQ/A

APPROVED LAYOUT FROM
2013 PERMISSION
30/2011/1280



Treimont km
78101
Cernagh
Flintshire
LL 6 5JG

QUAD

WARD : Trefnant

WARD MEMBERS: Councillor Meirick Lloyd Davies (c)

APPLICATION NO: 30/2018/0969/ PF

PROPOSAL: Erection of 13 No. affordable dwellings including access, parking and associated works

LOCATION: Land adjacent to The Trefnant Inn Trefnant Denbigh

APPLICANT: Mr Ian Gillespie, Cartrei Cymunedol Gwynedd Cyf

CONSTRAINTS: Listed Building Conservation Area

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:

TREFNANT COMMUNITY COUNCIL:

“Observations:

1. The proposed number of dwellings is too large for the site.
2. The access onto Henllan road is in a difficult position where there are already problems with the speed and volume of traffic so close to the school and traffic lights.
3. The proposed size of the development and consequential increase in the number of vehicles using the access onto the road will only make the existing problems worse.”

NATURAL RESOURCES WALES

No objections

DWR CYMRU / WELSH WATER

No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

No objections

LEAD LOCAL FLOOD ENGINEER

No objections

Conservation Officer

No objections

Ecologist

No objections

Arboricultural Officer
No objections

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Dewi & Gwenda Poole, Hafan Wen, Henllan Road, Trefnant Daneil Coulton, Trefnant Inn, Trefnant

E M Davies, Bryntirion, Trefnant E. Carey, The Chase, Trefnant Mr G Jones, Y Berllan Bach, Henllan Road, Trefnant

Summary of planning based representations in objection:

- Number of dwellings too great for the site

Highways

- The proposal would be harmful to the safe and free flow of traffic on the highway as a result of the number of cars generated by the development that would have to use the access.
- The access is inadequate for the number of dwellings proposed.
- Insufficient turning space for refuse wagons within the site

Drainage

- Insufficient sewage capacity for the number of dwellings.

Impact on public house

- The proposal would have an adverse impact on the public house by reducing the parking and the turning area for delivery vehicles

Visual amenity

- Development out of character with the setting.

Residential amenity

- Concerns in relation to the potential impact of the development on the amenity of existing neighbouring properties, in particular the distances between Hafan Wen and Plot 1.

EXPIRY DATE OF APPLICATION: 17/12/2018

EXTENSION OF TIME AGREED? 15/2/18

REASONS FOR DELAY IN DECISION (where applicable):

- delay in receipt of key consultation response(s)
- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 This application seeks full planning permission for the erection of 13 affordable social rented dwellings which comprise of 4 semi-detached three bedroom dwellings, 8 semi-detached two bedroom dwellings and 1 bungalow. Permission is also sought for associated access, parking and infrastructure including drainage, bin storage and landscaping.

- 1.1.2 The external walls of the proposed dwellings would be faced in a combination of render and stone with a blue engineering brick plinth. The uPVC double glazed windows are shown within a rendered surround and the roof material would be fibre cement slate. Each dwelling would have a tarmacadam drive with space for two vehicles to park, a patio and a laid to lawn garden. A shed and bin store is proposed within each individual plot.
- 1.1.3 The associated works include alterations to the existing access onto the B5428 and the creation of a pedestrian link to the village centre, which can be seen on the site plan at the front of the report. A parking area is retained for use in connection with the Trefnant Inn.
- 1.1.4 The application is accompanied by a Design and Access Statement, an Arboricultural Report, and an Ecological Assessment.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the southern edge of the village of Trefnant, adjacent to the Trefnant Inn, which is a grade II listed building. Along the eastern boundary of the site is the A525. Access to the site is proposed from the northern side, off the B5428, at a point approximately 40 metres west of the traffic lights in the centre of the village.
- 1.2.2 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, newsagents, fish and chip shop, village hall and primary school.
- 1.2.3 The site has been used historically , in part, as informal parking for the patrons of Trefnant Inn. The remainder of the site is scrub/grassland which appears to have no formal use.
- 1.2.4 The site boundaries are generally defined by existing planting – some mature native species such as ash and oak trees and hedgerows. The boundary to the north-west is a 3 metre high leylandii hedge. The boundary along the A525 is a combination of low stone wall and hedgerow.
- 1.2.5 To the south of the site is the dwelling The Chase (approximately 10 metres from the south western tip of the site boundary) whilst to the north is the dwelling Hafan Wen (approximately 7 metres from the northern boundary of the site).

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Trefnant, and abuts the southern edge of the village's conservation area. There is no specific use allocation on the site in the Local development Plan.
- 1.3.2 Immediately to the north of the site is the Trefnant Inn, a grade II listed building.

1.4 Relevant planning history

- 1.4.1 The site has been subject to four previous planning applications for residential development; one in 2003, another in 2004, a refusal in 2011 and a consent for 8 dwellings in 2013 . On the first two occasions the applications were withdrawn owing to insufficient information to assess likely impacts upon protected species. The application for 11 dwellings was refused at Committee, on the grounds of highway safety, impact upon viability of the public house, impact upon character and setting of the listed building and insufficient open space being provided within the site. The subsequent resubmission for 8 dwellings was approved at planning committee.

1.5 Developments/changes since the original submission

- 1.5.1 The site layout has been amended to take into account concerns raised by the Council's Tree Officer, and concerns of Officers in relation to separation distances between dwellings.

1.6 Other relevant background information

- 1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1.1 30/2011/1280 - Erection of 8 no. dwellings and associated works. GRANTED at committee .
Decision date 11/06/2013

- 2.1.2 30/2010/0584/PF - Erection of 11 no. dwellings and associated works. REFUSED by committee 27th July 2011 for the following reasons:

"1. The Local Planning Authority consider the highway implications of a development of 11 dwellings would be unacceptable, as the site would be served by a single modified access onto the B5428 in a location in close proximity to the village school and a busy major junction with the A525. There would be substandard visibility in the westerly direction for drivers of vehicles exiting the site and entering the B road, there is no footway on the southern side of the B road on the western side of the access, occasions when there is queuing traffic at the lights, there is unrestricted parking along the B road resulting in parked vehicles either limiting visibility further, or forcing vehicles to travel in the opposite carriageway, and the arrangements for the manoeuvring and standing of delivery vehicles for the Trefnant Inn are unacceptable. The proposals are considered likely to give rise to conditions prejudicial to the safe and free flow of traffic on the B road and within the site, detrimental to the interests of drivers of vehicles, and to pedestrians, and are contrary to Policy TRA 6 of the Denbighshire Unitary Development Plan, and to guidance in Welsh Assembly Government's Technical Advice Note 18 - Transport.

2. The Local Planning Authority consider the proposals would have an unacceptable impact on the character and setting of both The Trefnant Inn, a Grade 2 Listed Building, and the Trefnant Conservation Area, in particular arising from the density of the development and the presence and detailing of the units in the beer garden which forms part of the curtilage of the listed building. The proposals are considered contrary to Policies CON 1, CON 5, and CON 6 of the Denbighshire Unitary Development Plan, and guidance in Welsh Office Circular 61/96 - Planning and the Historic Environment.

3. The Local Planning Authority consider the loss of the beer garden and the limited parking provision to be retained in connection with the running of The Trefnant Inn would have an adverse impact on the attractiveness of the Inn as a destination for visitors and impact on the viability of the business, threatening the future operation of the village's only public house. The proposals are considered contrary to Policy RET 12 of the Denbighshire Unitary Development Plan which seeks to resist development which may result in the loss of existing facilities.

4. The Local Planning Authority consider the proposals to offer a commuted sum payment in lieu of on site provision of open space is unacceptable given the nearest recreation area is on the eastern side of the A525, the main north-south arterial road serving the Vale of Clwyd, and would oblige children to cross that road to access it. The proposals are considered contrary to Policy REC 2 of the Denbighshire Unitary Development Plan and guidance in the Council's Supplementary Planning Guidance Note 4 - Recreational Public Open Space, which require in developments of this size the provision of open space of benefit to occupants and accessible to the development, where feasible."

2.1.3 30/2004/0704/PO - Development of 0.26 ha of land by erection of 6 dwellings and formation of new vehicular access through public house car park (outline application). WITHDRAWN 29th July 2005.

2.1.4 30/2003/0645/PO - Development of 0.24 ha of land by erection of 5 No. dwellings and construction of new vehicular access (Outline application). WITHDRAWN 16th October 2003.

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: Conservation Areas

Supplementary Planning Guidance Note: Listed Buildings

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 - including setting of listed building and conservation area
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 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 Trefnant, as defined in the Denbighshire Local Development Plan. Trefnant is identified as a village for the purposes of the plan.

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 2.1 years supply of available housing land against a minimum National requirement of five years. This shortage is a significant material consideration in determining this application.

The previous consent for the site to be developed by way of 8 dwellings is also a material consideration.

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 0.36ha in area, which at 35 dwellings to the hectare equates to 12.6 dwellings per hectare. The proposal is for 13 dwellings.

In terms of density, it is considered that the proposed number of dwellings accords with the requirement of adopted planning policy RD1.

- 4.2.3 Visual amenity- including setting of listed building and conservation area
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.

Alongside policy RD1, Policy VOE 1 (Key Areas of Importance) requires proposals to respect and where possible enhance built heritage sites and historic landscapes for their characteristics and local distinctiveness. Planning Policy Wales highlights the objective of preserving or enhancing a listed building and its setting. TAN 24 The Historic Environment provides additional guidance on development affecting the setting of a listed buildings and conservation areas.

Concerns have been raised locally that the proposed dwellings appear out of character with the setting, including the listed building/conservation area.

The Council's Conservation Officer has not raised any objection to the proposal in respect of impact on the setting of the Listed Building 'The Trefnant Inn'.

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 acceptable. In respect of the density of development, the number of dwellings proposed accords with policy requirements. It is also noted that the site is located close to the centre of the village, where the density of development is higher than the outer limits. The choice of external materials will be important to the appearance of the dwellings, as will a high quality landscaping scheme. 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, or the setting of the listed building/conservation 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.

Concerns have been raised in relation to the potential impact of the development on the amenity of existing neighbouring properties. Specific reference is made to the distances between Hafan Wen and Plot 1 of the proposal.

The layout of the site, and its relation to existing dwellings can be seen at the front of the report. It can be seen that Hafan Wen backs on to the side elevation of the Plot 1 dwelling. There are bedroom windows to the first floor of Hafan Wen, and a tall conifer hedge along the boundary. No windows are proposed to the side elevation of the Plot 1 dwelling. The distance between Hafan Wen and the Plot 1 dwelling measures 13.9 metres. SPG Residential Development advises that in such situations the distance should be 15 metres. However, it is noted that the side elevation of the Plot one dwelling is set at an angle to the rear elevation of Hafan Wen, and on that basis it is Officers opinion that a separation distance of 13.9 m is acceptable.

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.

In appreciating the comments on impacts upon existing properties, 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. In Officers' opinion, the proposal is 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.

It is proposed to connect to the mains foul sewer, whilst surface water would be dealt with by soakaways, as per the previously approved application.

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 (including access and parking)

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

Concern has been raised by local residents and the Community Council that the access is not adequate for the proposed level of development.
The Highway Officer raises no objection.

The proposal would utilise an existing access onto the B5428, which currently serves the public house car park. The B5428 is subject to a 30mph speed limit in this location. The proposed layout of the access would achieve visibility splays of 35m to the north east towards the traffic lights, and 32m southwest offset 2.4 metres into the site. Additional alterations to the existing access would include the improvement of the pedestrian links between the site entrance and the village centre by way of re-grading and resurfacing the existing public footpath.

In respecting representations, Officers do not consider there are strong highway grounds for resisting the application, given the detailing of the proposals and the planning history. The access arrangements and the retained parking provision for the Trefnant Inn are similar to those approved by the Council in relation to the development granted permission in 2013, which can be appreciated from the plans at the front of the report. It is considered there is adequate provision retained for parking for patrons of the Trefnant Inn. Conditions would need to be attached requiring the submission of full detailed plans for the proposed access and footpath works in the interest of securing a high quality and safe form of development.

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.

Table 4 in the Open Space SPG adopted in March 2017 sets out thresholds for onsite provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

The required commuted sum would be £16,083.81 using the online open space calculator. The applicant has agreed to pay this and is preparing a Unilateral Undertaking agreement to secure the payment.

Other matters

Impact on viability of Trefnant Inn.

Concern has been raised by the landlord of the public house that the loss of parking for the public house would harm its viability.

In respecting this representation, this was considered in relation to the previously approved scheme when it was considered adequate parking provision remained within the site and that the additional housing may help improve the viability of the public house by way of providing additional trade. The size of the retained parking area on the current submission is similar to what was consented in 2013.

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 concerns of residents and 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. The site has been the subject of a previous permission in 2013 when the same basic issues have been considered and Committee has resolved to grant permission.

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) Design and Access Statement - Received 2 October 2018
 - (ii) Arboricultural Statement (Drawing No. CW/8947-AS) - Received 2 October 2018
 - (iii) Preliminary Ecological Appraisal - Received 2 October 2018
 - (iv) Drainage Strategy - Received 2 October 2018
 - (v) Location Plan (Drawing No. C918/01) - Received 2 October 2018
 - (vi) Existing Site Plan (Drawing No. C918/01) - Received 2 October 2018
 - (vii) Proposed Site Plan (Drawing No. C918/005 Rev P) - Received 17 January 2019
 - (viii) Street Elevations (Drawing No. C918/006 Rev A) - Received 2 October 2018
 - (ix) Site Sections Sheet 1 (Drawing No. C918/300) - Received 2 October 2018
 - (x) Proposed Entrance (Drawing No. 3413-CAU-XX-XX-DR-C-500 Rev P1) - Received 2 October 2018
 - (xi) House Type A - Plans & Elevations (Drawing No. C918/101) - Received 2 October 2018
 - (xii) House Type B - Plans & Elevations (Drawing No. C918/102) - Received 2 October 2018
 - (xiii) House Type C (Bungalow) - Plans & Elevations (Drawing No. C918/103) - Received 2 October 2018
 - (xiv) House Type D - Plans & Elevations (Drawing No. C918/104) - Received 2 October 2018
 - (xv) House Type E - Plans & Elevations (Drawing No. C918/105) - Received 2 October 2018
 - (xvi) Proposed Drainage Layout (Drawing No. 3413-CAU-XX-XX-DR-C-1600 Rev P1) - Received 2 October 2018
 - (xvii) Community Linguistics Statement - Received 2 October 2018
 - (xviii) Pre-Application Consultation Report - Received 2 October 2018
 - (xix) Affordable Homes / Housing Needs Statement - Received 2 October 2018
 - (xx) Welsh Language Scheme - Received 2 October 2018
 - (xxi) Proposed Site Sections (Drawing No. C918/008) - Received 23 October 2018
 - (xxii) Handed House Type A - Plans and Elevations (Drawing No. C918/101 Rev A) - Received 23 October 2018
 - (xxiii) Handed House Type B - Plans and Elevations (Drawing No. C918/102 Rev A) - Received 23 October 2018
 - (xxiv) Handed House Type E - Plans and Elevations (Drawing No. C918/105) - Received 23 October 2018
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 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 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
5. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 1.05 metres above the level of the adjoining carriageway.

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. The development shall be carried out in strict accordance with the recommendations set out in the Ecological Appraisal Report by Entive Ecology, received 2nd October 2018.
8. The development shall be carried out in strict accordance with the recommendations set out in the arboricultural report by Cheshire Woodlands, received 2nd October 2018, and tree protection plan. This must ensure that all retained trees are protected during construction, and that an appropriate number of trees are planted to ensure there is no net loss of trees.
9. Prior to the commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority, and the development shall proceed strictly in accordance with those details as approved.
10. 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.
11. No development shall commence 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:
 - (a) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of implementing the planting;
 - (b) proposed materials to be used on any driveway(s), paths and other hard surfaced areas;
 - (c) proposed earthworks, grading and mounding of land and changes in levels, retaining structures, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform, and water features;
 - (d) Proposed positions, design, materials and type of boundary treatment, including screen walls and fences, and the timing of implementing the treatment;
 - (e) The timing of the carrying out of the planting, landscaping, erection of screen walls and fences relative to the different elements of the development.
12. 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.
13. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.
14. 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.

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 protecting the biodiversity of the site and surrounding area.

8. In the interest of protecting the biodiversity of the site and surrounding area.
9. In the interest of protecting the biodiversity of the site and surrounding area.
10. In the interest of visual amenity.
11. In the interest of visual amenity.
12. In the interest of protecting biodiversity.
13. In the interest of visual amenity and protecting biodiversity
14. In the interest of visual amenity and protecting biodiversity.