

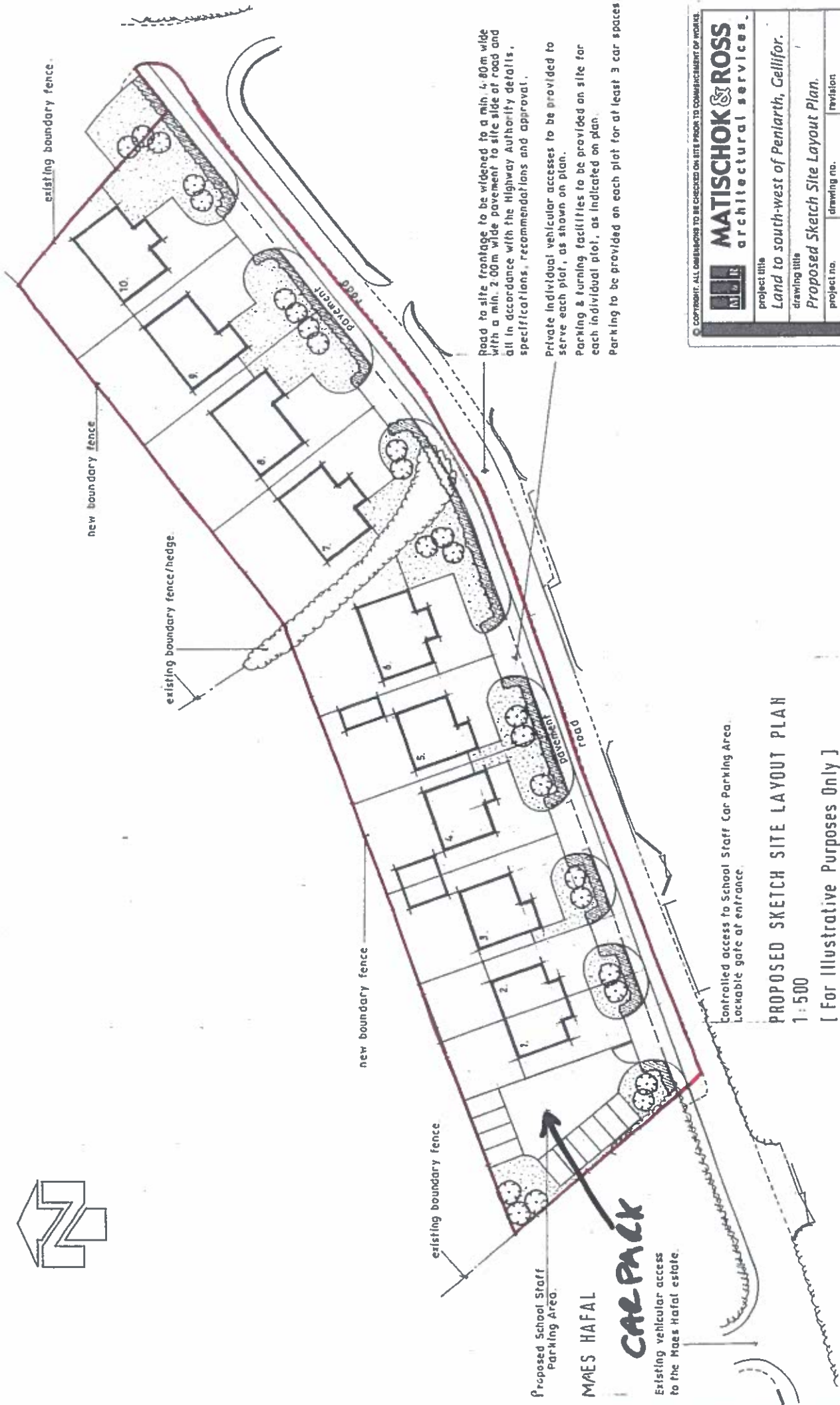
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22/2014/0626

Scale: 1:2500

Printed on: 26/6/2019 at 16:08 PM

ILLUSTRATIVE SITE PLAN



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MATISCHOK & ROSS architectural services.	
project title	Land to south-west of Peniarth, Gellifor.
drawing title	Proposed Sketch Site Layout Plan.
project no.	0557
drawing no.	2
revision	A
date	23/05/2014
scale	1:500
drawn by	P M
Birch House, Hen Lon Parcwr, Rublin, Denbighshire, LL15 1NA t 01824 705 222 f 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk	

PROPOSED SKETCH SITE LAYOUT PLAN
1:500
[For Illustrative Purposes Only]

Rev A - 01/10/14
Amended site layout & school staff car park added

WARD : Llanbedr Dyffryn Clwyd / Llangynhafal

WARD MEMBER: Councillor Huw O. Williams

APPLICATION NO: 22/2014/0626/ PO

PROPOSAL: Development of 0.55ha of land for residential purposes and provision of school car parking area (outline application with all matters reserved)

LOCATION: Land south west of Peniarth Gellifor Ruthin LL15 1SF

APPLICANT: Mr Haydn Ellis

CONSTRAINTS: Tree Preservation Order

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:
LLANGYNHAFAL COMMUNITY COUNCIL

Original response in June 2014

"In relation to the above planning application, the Community Council wish to comment as follows and would also appreciate feedback from the Planning Officers:-

- It is noted in the application that there is a request to build a minimum of 10 dwellings. It is the view of the Community Council that, having regard to the limited roads and infrastructure arrangements relating to Gellifor, 10 dwelling should be the maximum not minimum size of the proposed development.
- Denbighshire is aware of the serious parking problems affecting the school and community centre at Gellifor. This has been raised many times and has involved more than one visit from NW Police. The problem encountered is the lack of available land/space near the centre of the village to accommodate car parking arrangements. However, part of the land now under consideration for outline planning is ideally located for this purpose being near to the entrance to the school/community centre. The development of the land in question will undoubtedly lead to increased traffic and more parking problems at the centre of the village. The Community Council strongly recommends therefore that part of the land currently under consideration (the land at plot 1 nearest to Mas Hyfryd) should be developed as a community area to accommodate parking and would welcome the planning officers view on this matter. Also if the land was purchased by the Community or made available to the community by the landowner, would planning consent be given to the development of car parking facilities at this location?
- To help overcome the traffic problems which will be encountered along the public road to the front of the site, the Community Council strongly recommends that the road be further widened than indicated on the plan to allow traffic to pass each other and to

accommodation cars which will be parked on the roadside alongside the new houses. If the road is not made wider than indicated, traffic will not be able to pass and the same problems will be encountered at this location as are being encountered on the roadway from Peniarth to Gellifor Chapel, south east of the site.

For this new development, there is room to move the new properties back slightly to allow for a greater widening of the road and to provide a greater distance between the new houses and existing houses on the opposite side of the road. This was not possible for the previous development near Gellifor Chapel.

- There is an urgent need for more affordable houses in Gellifor and surrounding communities. It is the view of the Community Council that a greater proportion of the new development should be set aside for affordable housing than currently indicated.
- The Community Council is concerned to learn that problems are currently being encountered by Welsh Water regarding sewerage arrangements for Gellifor. It is requested that these be looked into and rectified before the commencement of any new development.
- Careful consideration must be given to the actual location of the any new house on the development site to prevent existing houses being directly overlooked."

Re-consultation response in February 2019 (amended submission including car park)

"Consideration was given to the above planning application when members agreed that the following comments be submitted in respect of the proposals. These are follow up comments to our previous letter dated 25th June, 2014.

1. The Community Council is pleased to note that provision has now been made for a parking area to be provided for the benefit of activities on the school site. The Community Council wish to highlight that our Community Centre is also on the School site and the new parking area should therefore be for School and Community Centre use.

2. The work relating to road widening and pavement installation for the whole site should be completed prior to the commencement of house building and the School/Community Centre car park should be constructed at this time, not at some point in the future.

3. As was highlighted in our letter dated 25th June, 2014, the Community Council is anxious to ensure that the road to the front of the site is made wide enough for cars to pass given that, in places, there will be pavements on both sides and cars parked on the road side outside the new and existing properties. For this new development, there is room to move the new properties back to allow for greater widening of the road.

This will also provide a greater distance between the new houses and the existing houses on the opposite side of the road."

NATURAL RESOURCES WALES

No objection subject to the inclusion of a conditions relating to the need for a surface water drainage scheme

DWR CYMRU / WELSH WATER

No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

No objection subject to the inclusion of conditions requiring the submission of highway details and construction method statement.

Ecologist

No objection

RESPONSE TO PUBLICITY:

In objection

Representations received from:

David & Brenda Evans, Ty Draw, Gellifor

Nigel Bosley, Hyfrydle, Gellifor, Ruthin John and Liz Ramsey, Maelor, Gellifor, Ruthin Richard Mills, Y Glyn, 3 Tan y Foel, Gellifor

Summary of planning based representations in objection:

Highway Impact:

The local road network is struggling to cope with existing traffic; traffic calming measures on the road should be included; congestion within the village is bad particularly during school drop off/pick up time

Residential Amenity:

Privacy levels of properties opposite the site will be affected; levels of light in existing properties would be affected

Infrastructure:

Lack of infrastructure to cope with additional development, any future development within the village should provide parking facilities for the school and community centre.

Other comments:

Concern regarding damage to nearby property during construction

EXPIRY DATE OF APPLICATION: 17/04/2019

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Outline planning permission is sought for the development of 0.55 hectares of land for residential purposes and the provision of a school car parking area on land south west of Peniarth in Gellifor. The application is submitted in outline form with all matters reserved for further approval.
- 1.1.2 An indicative plan has been provided for illustrative purposes, and shows the car parking area at the south western end of the site with 10 dwellings indicated on the remaining area of the development site. Accesses are indicated to serve each plot.
- 1.1.3 The proposal includes road widening along the frontage of the site with a 2m wide pavement to be provided along the frontage of the site. Surface water will be disposed of via soakaways with foul drainage connecting to the public sewer system.
- 1.1.4 The application has been submitted with a Planning, Design and Access Statement, an Ecological Survey and drainage/infiltration information.

1.2 Description of site and surroundings

- 1.2.1 The site is a strip of agricultural land located within the village of Gellifor. It is roughly rectangular in shape, sloping gently down from the east adjacent to Peniarth in a westerly direction to the housing estate 'Maes Hafal'.
- 1.2.2 Opposite the site are residential properties of a mixed design with bungalows and houses, constructed with brick and rendered walls. The site backs onto open fields to the rear.
- 1.2.3 There is a mature hedgerow along the frontage with the road.

1.2.4 Ysgol Gellifor is located to the south west of the site.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Gellifor as defined by the Local Development Plan (LDP).

1.3.2 The site is allocated for housing in the LDP.

1.4 Relevant planning history

1.4.1 None

1.5 Developments/changes since the original submission

1.5.1 The application was originally submitted in 2014. In response to consultation responses received from the Community Council, local residents, Highways and Education Officers, discussions took place with the applicant/agent in respect of the concerns locally relating to the lack of parking facilities in the village, in particular for Ysgol Gellifor.

1.5.2 The applicant agreed in principle to make available a small area of the site at the westerly end close to the village and school as a car parking area, but it is understood that discussions relating to this stalled and have only recently been revived.

1.5.3 Amended plans have now been provided illustrating the location of a car parking area at the western end of the site.

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:

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 BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy BSC12 – Community facilities

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

TAN 12: Design

TAN 18: Transport

3.2 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 and mix of development
- 4.1.3 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space
- 4.1.10 Education
- 4.1.11 Car Park

Other Matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Gellifor which is defined as a village in the LDP and the site is allocated for housing. Collectively, villages are expected to contribute around 900 dwellings over the Local Development Plan period to meet local needs.

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 1.55 years supply of available housing land against a minimum National requirement of five years. This shortfall is a significant material consideration in determining the application.

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. This proposal would make a positive contribution to meeting that target.

The principle of housing development is therefore considered acceptable and Officers would suggest the acceptability of the particular proposals therefore has to rest on assessment of the local impacts, which are reviewed within the following sections of the report.

4.2.2 Density and mix of development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density. It is relevant to the consideration of this application that the table in the Local Development Plan referring to allocated sites in villages suggests an indicative number of 10 dwellings for the site, which is approximately 0.55 ha. in area, resulting in a density of 18 dwellings per hectare.

The indicative layout for the housing part of the site shows 10 dwellings could be accommodated on the site, taking out the land provided as a car park which measures approximately 406sq m (0.04ha), a housing development of 10 dwellings would represent a density figure of 19 dwellings / hectare.

The existing development surrounding the site comprises a mix of semi and detached houses and bungalow in relatively average sized plots. The site has the potential to deliver a higher density development than currently illustrated and a higher density would be acceptable in this location. It is suggested that a planning condition be attached to any permission to secure this density.

With regard to the mix of dwelling types, it is to be noted that the application is made in outline form and that the design and style of dwellings is not for consideration. This has a bearing upon the number of bedrooms in each dwelling. However, the indicative plan/application form indicates 10no. 3 and 4 bedroom dwellings. It is Officers opinion that a different mix could be achieved on the site, and it is therefore suggested that a condition be imposed with a note to applicant attached to any consent advising the applicants the Council's policy to provide a reasonable mix of dwelling types.

4.2.3 Visual amenity

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

No representations have been received raising visual amenity concerns.

There will inevitably be some visual amenity impact from housing development in this location. 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 all matters reserved for further

approval relating to appearance, layout, scale etc, it is considered that a suitably designed and detailed scheme can be achieved.

It is not considered that the development proposed would give rise to visual impacts sufficient to merit a refusal of outline planning permission. A key consideration on the proposal will be the detailing and landscaping of the site which would be assessed and controlled at reserved matters stage.

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.

Local representations have been received raising residential amenity concerns specifically in relation to the impact of new development on the dwellings opposite the site and also in relation to disturbance during construction.

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 Management Plan which covers a number of detailed matters during construction such as hours of operation, delivery routes 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 be dealt with at reserved matters stage, when the impact of development and proximity to existing property can be fully assessed. However, it should be noted that the site is allocated for housing within the LDP and the illustrative layout shows that adequate separation distances (as advised in SPG Residential Development) can be achieved between the site and the closest dwellings opposite the site. At this stage, therefore, there are no residential amenity issues which would justify a negative recommendation.

4.2.5 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), TAN 5 and the 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 Ecology Report has been submitted with the application. The County Ecologist has been consulted and has raised no objection to the proposal provided the development is undertaken in accordance with the recommendations within the report. Hedgerows should be removed outside of the bird nesting season and careful consideration should be given to the landscaping details.

It is not considered that the proposed development would have a negative impact on protected species.

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 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. TAN 15 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where:

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
 - the development proposal would not result in the intensification of existing development which may itself be at risk; and
- new development would not increase the potential adverse impacts of a flood event

The site is not located within a flood risk area.

The Community Council's representation raises some concerns regarding problems Dwr Cymru Welsh Water (DCWW) have encountered in the area regarding sewerage arrangements.

Dwr Cymru Welsh Water (DCWW) have raised no objection to the drainage proposal. For the avoidance of doubt, DCWW request that if planning permission is given that conditions and advisory notes are included to ensure there is no detriment to existing residents or the environment and to DCWW's assets.

It is intended that surface water be disposed of via soakaways and infiltration tests have been submitted which demonstrate the ground conditions are suitable.

NRW have raised no objection to the proposal in relation to surface water drainage and are satisfied with the Infiltration Report. A condition is suggested requiring the submission of a surface water drainage scheme to ensure the surface water generated by the development is effectively managed.

With regard to the responses of the drainage consultees, it is not considered there are any flooding or drainage concerns here and no objections have been raised. A condition is considered suitable requiring the submission of a drainage strategy.

4.2.7 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Planning Policy Wales 3.1.4 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 highway impacts of a development proposal are a material consideration.

Representations have been submitted from the Community Council and local residents relating to the impact of the proposal on the local highway network with particular concerns relating to narrowness of the road and traffic congestion in the vicinity of the school.

Highway Officers have assessed the application and have not raised any concerns in relation to the proposal in respect of impact and capacity of the local highway network.

It is proposed to widen the road in front of the site and provide a pavement along the frontage. Access is reserved for further approval however the illustrative plan indicates individual accesses to the dwellings, and car park.

In noting the various concerns, it is significant that the Highway Officer has no objections to the proposal subject to the agreement to final details and there are no concerns in respect of the adequacy of the local highway network.

It is not considered in the context of the Highway Officer's comments, and with respect to objections raised, that there are any strong highway grounds to refuse permission.

4.2.8 Affordable Housing

Policy BSC 1 of the Local Development Plan states that developers will be expected to provide a range of house sizes, types and tenures to reflect local need and demand.

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4.

Policy 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.

There is detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision and demand.

Planning Policy Wales (PPW 10) paragraph 4.2.25 states that a communities need for affordable housing is a material planning considerations which must be taken into account in formulating development plan policies and the determination of planning applications. Paragraph 4.2.29 states that where development plan policies make clear that an element of affordable housing is required on specific sites, this will be a material consideration.

The number of dwellings is unknown in this outline application, and therefore if

permission was granted, a suitable condition would need to be imposed requiring agreement of the affordable housing arrangements at the relevant stage. Having regard to the fact that the developer is losing a development plot to allow a car park to be provided for the school, the matter of contributions will need to be considered flexibly having regard to loss in land value, and discussions will be required with the developer in this respect.

4.2.8 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all new 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 March 2017) sets out thresholds for on-site 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.

An Open Space Assessment and Audit Report has been completed by the Council and provides the evidence base for Policy BSC 11. The report assesses the quantity, quality and accessibility of existing open spaces in the County on a community area basis with some additional information on an electoral ward basis. The assessment shows a deficiency in the area of Llangynhafal and Gellifor.

The number of dwellings is unknown in this outline application, and therefore if permission was granted, a suitable condition would need to be imposed requiring agreement to the open space arrangements/provision at the relevant stage. Again, having regard to the fact that the developer is losing a development plot to allow a car park to be provided for the school, the matter of contributions will have to be considered flexibly having regard to loss in land value, and discussions will be required with the developer in this respect.

4.2.9 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.

The Planning Obligations SPG states that Education contributions will be sought from proposed developments which comprise of 5 or more dwellings, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools. Within paragraph 13.6 of the SPG, there are exceptions set out in relation to the provision of school places based on the type of residential development proposed and the SPG states that contributions will not be sought in the following circumstances:-

1) Housing specifically designed for occupation by elderly persons (ie restricted by planning condition or agreement to occupation by those over aged 55 years or more) and also 2) 1 bed dwellings or 1 bed apartments or flats

The proposed residential development of 10 dwellings (indicative), based on recognised calculations, is expected to generate a need for 2 primary and 2 secondary pupil places.

It has been confirmed that based on the latest school roll information available, there

is capacity within the nearest primary and secondary schools to accommodate the proposed development and a financial contribution is therefore not required.

4.2.10 Car Park

In response to local representations, the applicant is willing to set aside an area of land in the south east part of the site to allow a car parking area to be developed for Ysgol Gellifor, which would ease the pressure on on-street parking which is understood to be an existing problem within the village.

In terms of the layout of the car park, a condition would need to be attached to any permission requiring submission and approval of the details. Arrangements for the delivery of the car park are a matter for resolution between the Education Section and the landowner / developer.

If the car park cannot be delivered to benefit the school and the village, the land is allocated for housing and in principle housing development on that plot would be considered acceptable.

Other matters

Well – being of Future Generations (Wales) Act 2015

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

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

5. SUMMARY AND CONCLUSIONS:

5.1 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 outline planning permission be granted subject to conditions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the access, appearance, landscaping, layout, 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 from the date of this permission.

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 survey plan (Drawing No. 1) received 30 May 2014
 - (ii) Proposed illustrative site layout plan (Drawing No. 2 Revision A) received 8 January 2019
 - (iii) Location plan received 8 January 2019
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first dwelling. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
6. 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 in the next planting season with trees or hedgerow plants of size and species which shall first be agreed in writing with the local planning authority.
7. 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 at least 1 metre outside the outermost limits of the branch spread. No construction materials or other items shall be placed or burned within such fenced areas; nor shall the existing ground levels be altered or any trenches or pipe runs formed within such areas without the prior written consent of the local planning authority.
8. **PRE COMMENCEMENT**

No development shall be permitted to commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run off generated up to and including the 1 in 100 year (including 30% increase in rainfall intensity to allow for climate change) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The details shall include details of management and maintenance.

The development shall subsequently be implemented in accordance with such approved details and completed prior to the occupation of the development.
9. Foul water and surface water discharges should drain separately from the site and no surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise agreed in writing by the Local Planning Authority.
10. The development hereby approved shall be carried out in strict accordance with the mitigation, compensation and enhancement measures set out in Section 7 of the submitted ecological assessment (Clwydian Ecology, dated April 2017).
11. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed phasing, layout, design, means of traffic calming, street lighting, signing drainage and construction of the access/accesses to the site, footway links and associated highway works. The scheme shall proceed in accordance with such approved details.
12. Facilities shall be provided and retained with each plot for the parking of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and shall be completed before each dwelling is occupied.
13. No development shall be permitted to commence on the provision of the school car park until full details of the following have been submitted to and agreed in writing by the Local Planning Authority:
 - a. details of the layout, access, gates, surfacing, boundary treatment, landscaping and any signage required.
 - b. a car park management agreement, to include for how the car park will be operated, managed and secured.

The development shall only proceed in accordance with the approved details.

14. No works in connection with the development hereby approved shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
 - a) the arrangements for the parking of vehicles of site operatives and visitors;
 - b) the location of any construction compound and measures to reinstate the land following completion of the works
 - c) the hours of site works and deliveries
 - d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
 - e) the location of areas designated for the loading, unloading, and storage of plant and materials;
 - f) the proposals for security fencing or hoardings around the site
 - g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
 - h) wheel washing facilities;
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - j) any proposed external lighting
 - k) the piling methods, in the event that this form of foundation construction is proposed
15. The proposed site plan ref: Drawing No. 0557/2 Revision A has been treated as illustrative only, and does not form part of this permission.
16. Prior to the commencement of development details of the range of house sizes and types shall be submitted for approval to the Local Planning Authority. Any subsequently approved details shall be implemented in full.
17. The housing site shall be developed at no less than 25 dwellings per hectare and no more than 35 dwellings per hectare.
18. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Affordable Housing. The development shall proceed strictly in accordance with the approved arrangements.
19. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space. The development shall proceed strictly in accordance with the approved arrangements.

The reasons for the conditions are:-

1. To comply with the provisions of Section 92 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 visual amenity.
6. In the interest of visual amenity.
7. In the interest of visual amenity.
8. To prevent the increased risk of flooding, both on and off site.
9. To prevent the integrity of the public sewerage system and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
10. In the interests of nature conservation.
11. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
12. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
13. In the interest of long term provision and management of the car park, and the safety and the free flow of traffic on the adjoining highway.
14. In the interest of the free and safe movement of traffic on the adjacent highway and in the interest of highway safety.
15. For the avoidance of doubt and to ensure the Local Planning Authority retains control of the development in the interest of developing the site making the most efficient use of land.

16. In the interest of ensuring the development is accordance with the current local housing needs assessment.
17. In the interest of ensuring the site is developed in an efficient manner.
18. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
19. To ensure the development is in compliance with the Council's adopted Open Space policies and guidance.