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31/2020/0338

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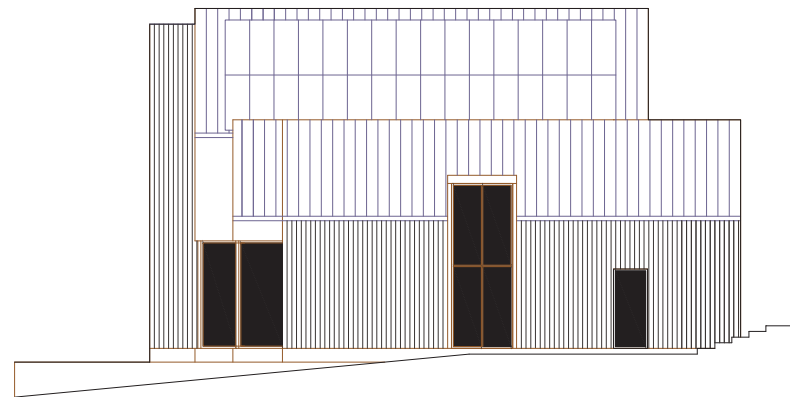
FRONT ELEVATION



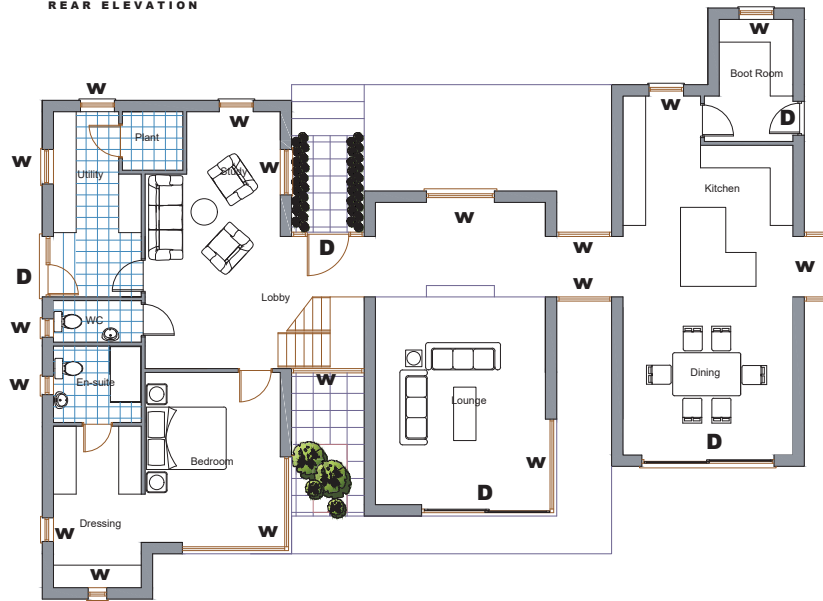
SIDE ELEVATION



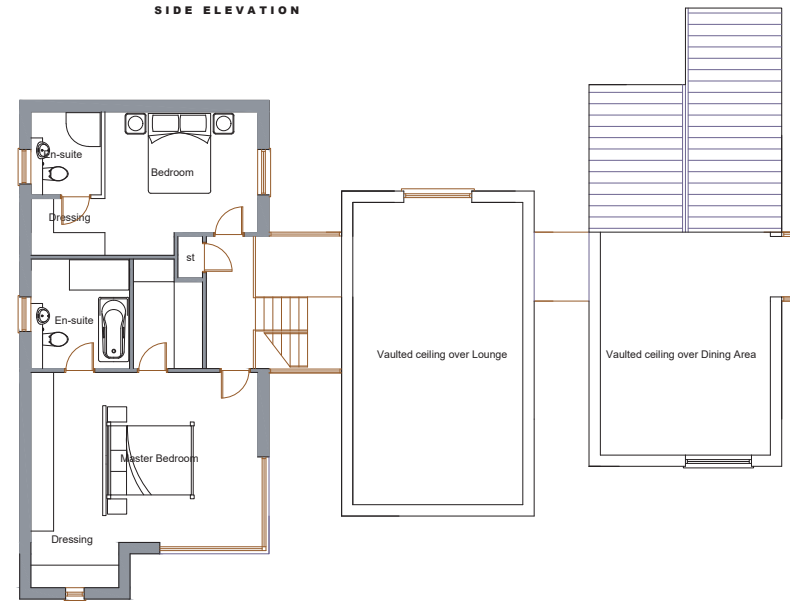
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**EXTERNAL MATERIALS:**

- WALLS:**  
 External cavity blockwork walls to be finished with K-Rend or similar, coloured render.  
 Colour: Ice White.  
 Timber cladding to be fixed to external leaf.  
 Cladding - Burnt Ash - Colour: Dark Grey.
- ROOF:**  
 Standing seam metal roofing sheets.  
 Colour: Anthracite Grey.
- WINDOWS:**  
 Powder coated aluminium.  
 Colour: Anthracite Grey.
- DOORS:**  
 Powder coated aluminium frames.  
 Colour: Anthracite Grey.  
 Composite door with timber face.

**SUSTAINABILITY MEASURES:**

- SOLAR PANELS:**  
 In-roof solar panels fitted to main roof.  
 Type: Viridian Solar - Model PV26.
- AIR SOURCE HEAT PUMP:**  
 Heat pump and thermal store to provide primary heating source.
- RAIN WATER HARVESTING SYSTEM:**  
 Aquawiser Domestic Direct Rainwater System to be installed to store rain water from roofs for re-use.

**DRAINAGE MEASURES:**

- FOUL WASTE WATER:**  
 Foul water to discharge to Private Treatment Plant.  
 Klargester BioTec 3 System
- SURFACE WATER:**  
 To discharge to rain water harvesting system with overflow to soakaway.

**REVISIONS:**

- A. 18/05/2020  
Doors and Windows indicated
- B. 10/06/2020  
Vaulted ceilings indicated together with windows serving that space at high level.  
Manufactures details added for solar panels.



Mr and Mrs P Salt

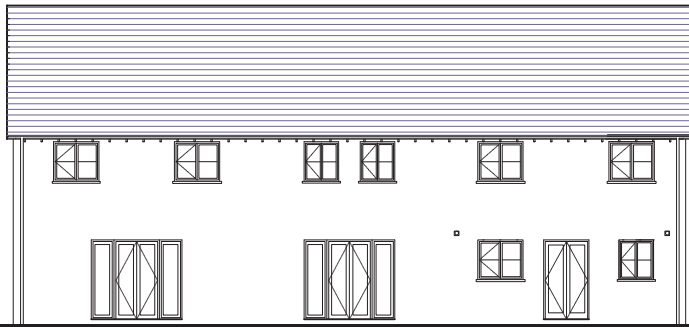
Proposed New Market Dwelling and Detached Double Garage. Installation of 2No. Private Treatment Plant and Formation on New Vehicular Access.

Land Adjacent to Marllyn Groesfordd Marl, Abergelge Conwy, LL22 9DS

Scale: 1:100 Date: 5 December 2019

M.1389 / 4 B





REAR ELEVATION



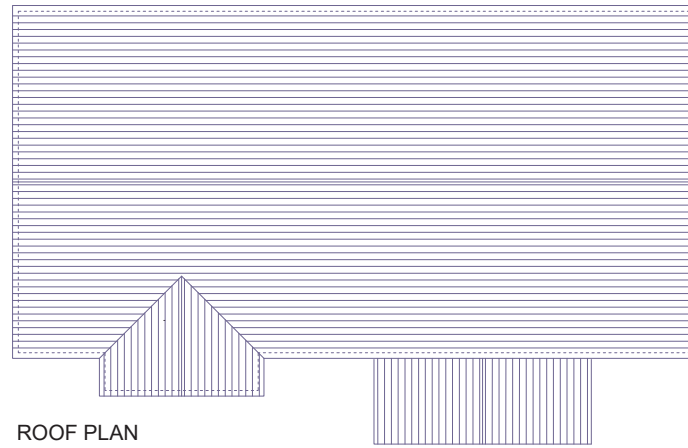
SIDE ELEVATION



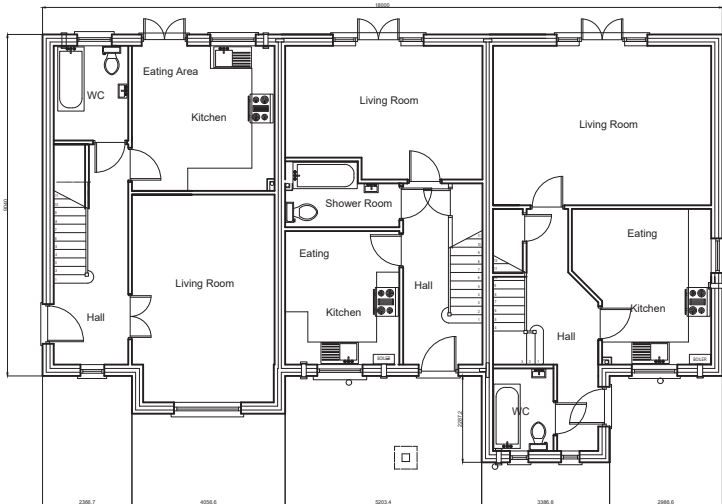
SIDE ELEVATION



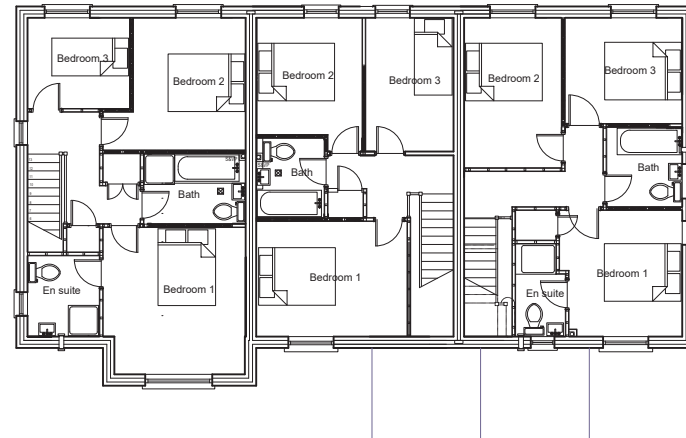
FRONT ELEVATION



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**EXTERNAL MATERIALS:**

**WALLS:**  
Cavity external walls finished with K-Rend coloured render.  
Colour: Ice White.

**ROOF:**  
Natural slate with matching ridge.

**DOORS AND WINDOWS:**  
Powder coated aluminium -  
Colour: Anthracite Grey.

**REVISIONS:**

A. 18/05/2020  
Window sizes amended on floor plans and elevations.  
Roof Plan added.

B. 22/10/2020  
Roof pitch reduced.



Mr & Mrs P Salt

Erection of 3 No. Affordable Homes and Construction of New Vehicular Access and Installation of 1 No. Private Treatment Plant.

Land Adjacent to Marlwyn, Groesford Marl, Abergere, Conwy, LL22 9DS

1:100 8 Nov. 2018

Project Number: **M.1389 / 2** Revision: **B**



## Eitem Agenda 7 / Agenda Item 7







## Eitem Agenda 7 / Agenda Item 7





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## Eitem Agenda 7 / Agenda Item 7





## Eitem Agenda 7 / Agenda Item 7







# Eitem Agenda 7 / Agenda Item 7





# Eitem Agenda 7 / Agenda Item 7





## Eitem Agenda 7 / Agenda Item 7





## Eitem Agenda 7 / Agenda Item 7







**WARD :** Trefnant

**WARD MEMBER(S):** Cllr Meirick Lloyd- Davies

**APPLICATION NO:** 31/2020/0338/ PF

**PROPOSAL:** Erection of 3 affordable dwellings and 1 open market dwelling with a detached double garage. Formation of 2 vehicular accesses and visibility splays, Provision of associated car parking, landscaping and the installation of 2 package treatment Plants, a ground source heat pump and rainwater harvesting system

**LOCATION:** Land Adjoining Marllwyn Groesffordd Marli Abergele

**APPLICANT:** Mr & Mrs Salt

**CONSTRAINTS:** Area of Search of Hamlets (BSC6)

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - No  
Neighbour letters - Yes

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

- Member request for referral to Committee

**CONSULTATION RESPONSES:**

TREFNANT COMMUNITY COUNCIL-

"Objection for the following reasons:

1. No evidence of local needs requirement and no market valuation supplied on the affordable housing.
2. Additional traffic of the access narrow highway is unacceptable.
3. The site is too close to the Cefn Meiriadog Primary School which is unacceptable with the additional traffic and no parking/passing places on site
4. Out of character with the surrounding properties'

NATURAL RESOURCES WALES-

Concerns with the proposal and recommend that the Preliminary Ecological Appraisal is included within the condition identifying approved plans and documents on any decision notice.

DWR CYMRU / WELSH WATER-

The proposed development site is crossed by a 90mm clean public watermain with its approximate position being marked on the attached Statutory Public Watermain Record. Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of the watermain. Should the proposed development be located within the protection zones of the watermain crossing, there would be a requirement to divert the public watermain, which can be applied for under Section 185 of the Water Industry Act 1991.

As the applicant intends utilising a private treatment works we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal.

WALES AND WEST UTILITIES LTD-

No apparatus in the area of enquiry but other GT's pipes or other privately owned pipes may be present in the area and information should be obtained from the owner.

OPENREACH (TELECOMMUNICATIONS)-  
No response received.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Strategic Housing & Policy Officer-

Not supported. New market housing in Groesffordd Mali is not permitted and is not in compliance with Denbighshire's Local Development Plan 2006 – 2021.

In relation to the proposed affordable dwellings the application has not provided evidence in support of their proposals of their local connections or where they intend to reside. The requirements of policy BSC 6 and the supporting SPG have not been met.

i) There is no evidence of identifiable need for affordable housing; and

There is no supporting evidence to:-

ii) indicate that the applicant is a future occupier of the properties; and iii) prove a local connection to the area; and

iv) Justify the financial need for an affordable home.

- Highways Officer-

*Market dwelling site-*

The market dwelling site benefits from an existing field access which is well established. Movements to and from the dwelling are likely to be low and due to the narrow nature of the country lane traffic speeds are also likely to be well below the speed limit. Although the visibility splays shown on the layout plan are not in accordance with visibility requirements of TAN18, the applicant is proposing considerable improvements to visibility splays at an existing access.

*Affordable dwelling site-*

The visibility splay shown on the layout plan is for an access onto a 30mph zone. The location of the proposed access is outside the 30mph zone and in accordance with the guidance provided in TAN18 the visibility requirements are 215m. While the traffic speeds are likely to be significantly less than the national speed limit at this location, the applicant may wish to provide evidence to this in the form of a speed survey. Proposed driveway levels and gradients are not shown on the layout plan. The existing site falls towards the existing highway and as such we would request the gradient of the access shall not exceed 4% over the first 10m outside the public road boundary. This is to try and prevent vehicles being unable to stop in icy conditions.

The layouts for both developments are indicating parking and turning can be provide within the site which will not lead to any additional parking on the highway. While there will be a slight increase in the volume of traffic due to the proposed developments, we do not feel this would significantly impact highway safety.

- Public Protection Officer –

No comments received.

- County Ecologist-

Awaiting formal response. However, informal concerns have been raised regarding the methods of Great Crested Newt avoidance and mitigation explaining that they were not in line with good practice guidance.

- Drainage Officer-

SAB approval required.

**RECONSULTATION RESPONSES:**

Submission of speed survey, revised plans and planning support statement.

TREFNANT COMMUNITY COUNCIL-

“Objection for the following reasons:

1. No evidence of local needs requirement and no market valuation supplied on the affordable housing.
2. Additional traffic of the access narrow highway is unacceptable.
3. The site is too close to the Cefn Meiriadog Primary School which is unacceptable with the additional traffic and no parking/passing places on site
4. Out of character with the surrounding properties'

#### DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

##### -Local Housing Strategy Officer-

The Tai Teg Register shows there is demand for 2 x 3 bedroom houses in the neighbouring hamlet of Cefn Meiriadog as intermediate rental, which is in the same ward, but there are no applicants for Groesfordd Marli itself. There was no one on the social housing list at all who had asked for Cefn Meiriadog/Groesfordd Marli as a first choice area. This indicates that demand for the hamlet is very low.

The hamlets policy is quite clear that speculative building in the area is not allowed by the policy (market housing in hamlets is not permitted at all) and developers have to establish there is an identified need for affordable housing. Our policy is explicit in stating that 'Applicants will be required to provide evidence in support of the proposed occupant's local connection, accommodation need and financial eligibility'. Although the applicant's state there is a need in the hamlet, they have provided no evidence to support it. Details of the proposed occupants are required under the policy.

Registered Social Landlords would not be interested in taking on these properties without the provision of grant, as they feel demand is too low and the risk of occupancy voids which would cost them money to be too great.

Without the details of the proposed occupants for the affordable dwellings Strategic Housing & Planning could not support the application as it essentially a speculative build, which under the hamlets policy is not permitted. Building in hamlets is for an identified need to ensure the sustainability of the community, this has not been proven in their proposal, a speculative build of 3 affordable houses for the area does run the risk of defaulting to market housing if the proposed occupants are not clearly identified and satisfy income and housing need criteria.

##### Highways-

###### *Market dwelling site-*

Same comments as previous.

###### *Affordable dwelling site-*

On request of the Highways Authority, the applicant has provided evidence in the form of a 7 day average speed limit at the location of the proposed access. The 7 day average speed limit has been shown to be 27mph at 85<sup>th</sup> percentile speed. The applicant is providing visibility splays of 40m at the point of access. The proposed site access arrangements demonstrate compliance with the visibility standards set out in Annex B TAN 18 and are therefore considered to be acceptable.

#### **RESPONSE TO PUBLICITY:**

##### In objection

Representations received from:

Mrs J M Lloyd Polley, Tal y Graig, Groesffordd Marli  
Mr R C Polley, Tal y Graig, Groesffordd Marli  
Robin Barlow, Carreg Dafydd, Groesffordd Marli  
Martin Barlow, 5 Maes Robert, Cefn, St Asaph  
Lois Williams, Groesffordd Farm, Groesffordd Marli

Durand Hotham, Plas Newydd, Groesffordd Marli

Summary of planning based representations in objection:

*Visual amenity-*

*- Market dwelling*

Impact on the character of the rural setting

Scale and type of dwelling lacks any architectural merit.

Overbearing impact given its scale

Design, appearance and materials are out of keeping with the surrounding area

Ice white smooth render is out of keeping with existing development in the area

Removal of the hedge will impact on the visual amenity of the area

*- Affordable dwellings*

Design of the affordable dwellings is out of character for a rural setting and will be dominant on the hillside in a prominent visual position.

Not clear how dwellings will be set into the hillside as the bank is very steep

Ice white smooth render is out of keeping with existing development in the area

Removal of hedgerow will erode the rural character of the area

*Highways*

Impacts to highways safety and proximity to the local school as the road is already narrow and can be congested at school times. Additional vehicles will aggravate the problem.

No public transport in the area with the nearest bus stop being 1 1/2 miles away

Access to market dwelling is a safety concern as it is by 2 blind bends

*Ecology*

Removal of a large section of hedge which will affect wildlife habitat

Open countryside location and impact on bats by noise and lighting disturbance

*Residential*

Noise and traffic impacting local residents by increased number of new dwellings

*Drainage*

The affordable dwellings are located on the site where there are existing soakaways

Removal of the hedgerow and excavation works where the mains water drain is sited, would impact water pipe

*Principle of affordable dwellings*

There is a lack of evidence for the need for affordable dwellings in the locality

In support

Luci Salt, 37 NV Building, 96 The Quays, Salford Quays, Manchester

Sandy Woodward, Ffynnon Wen, Moelfre

Mrs A Hodgson, Groesffordd Farm, Lloc, Holywell

Kelly Parry- Jones, Y Wern, Groesffordd Marli

Summary of planning based representations in support:

No affordable homes in the village to meet the need

No affordable homes for young people to return to village

Proposal will support local planning policies and secure the future of the village

**EXPIRY DATE OF APPLICATION: 31/08/2020**

**EXTENSION OF TIME AGREED? Yes 15/01/2021**

**REASONS FOR DELAY IN DECISION (where applicable):**

- 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 The application seeks permission for the erection of 3 affordable dwellings and 1 open market dwelling at land adjacent to Marllwyn, Groesffordd Marli.
- 1.1.2 The proposed open market dwelling would be located on an agricultural field to the east of Marllwyn and would utilise an existing field access. It is proposed to have a detached double garage and a package treatment plant, ground source heat pump and rainwater harvesting system installed.
- 1.1.3 The market dwelling would have a footprint of approximately 97sqm and would be formed by three main sections connected by glazed links. It is proposed to have a large driveway to the front with a central landscaped area. The garden area to the rear would be L-Shaped and would wrap around the rear boundary of Marllwyn separated by a post and rail fence to the west boundary and a 1.8m high feathered edge timber fence to the north boundary.

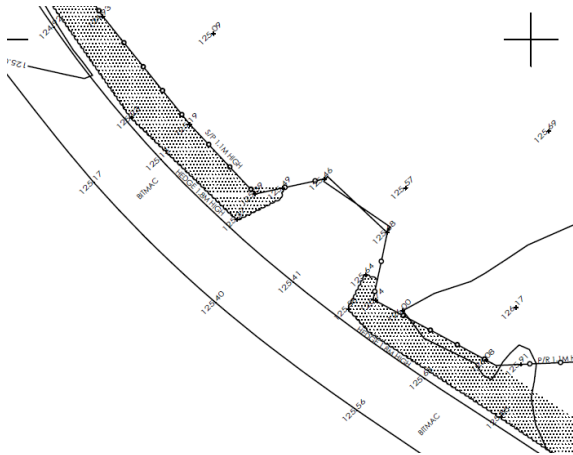


**FRONT ELEVATION**

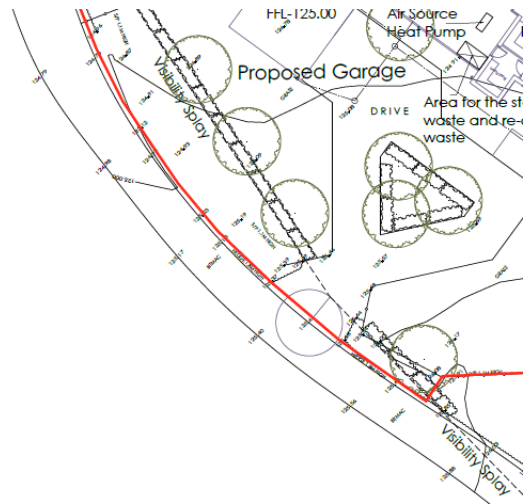
*Proposed front elevation*

- 1.1.4 The largest section to the east of the site would have an asymmetric roof with a ridge height of 6.35m and an eave height of 4m. It would comprise a lobby with study area a bedroom with dressing area and en suite and a separate WC and utility. A staircase is proposed off the lobby to the first floor which would have the master bedroom with en suite and an additional en suite bedroom.
- 1.1.5 The middle section would have a pitched roof and a ridge height of 4.3m with an eave height of 2.5m. It would comprise a lounge with a vaulted ceiling and the end section would form a kitchen, dining with vaulted ceiling and boot room to the front.
- 1.1.6 The proposed detached double garage would measure 6.5m x 6.5m and would have a pitched roof with a height of 5.4m and an eave height of 2.2m. It is proposed to be located to the northwest corner of the site. It is proposed to have a dormer window to the side elevation and a side access door. It is proposed to be clad in timber to the front elevation and partly timber to the side elevations with white render to the rest. The roof is proposed to be standing seam metal roofing sheets in anthracite grey.
- 1.1.7 The materials of the proposed market dwelling would include white render with vertical timber birch cladding in dark grey to certain sections.

- 1.1.8 A widened access is proposed including the removal of approximately 45m of an existing 1.8m high mature hedge which runs parallel to the road and replacement foliage is to be planted off the boundary with grass to the front up to the road to improve visibility.



*Existing access with hedge*



*Proposed new access with hedge removal*

- 1.1.9 The application includes the erection of a terrace of 3, two storey, affordable, 3 bed units on land to the north east of Marllwyn. The dwellings would have a driveway and parking for 2 vehicles down the east side of the terrace and 4 vehicles to the east corner of the site. The gardens would be located to the rear with bin storage.



**FRONT ELEVATION**

*Proposed front elevation*

- 1.1.10 The first dwelling to the east of the site would have a footprint of approximately 56.7sqm and would have a two storey gable to the front. It would comprise a hall with separate living room and kitchen/diner and bathroom to the ground floor and three bedrooms to the first floor including one en-suite master and separate bathroom.
- 1.1.11 The middle dwelling would have a footprint of 46.8sqm and would be accessed from the front under a canopy formed by the single storey front extension. It would comprise a hall with kitchen/diner, shower room and living room to the rear. The first floor would have 3 bedrooms and a family bathroom.

- 1.1.12 The west dwelling would have a footprint of 55.8m and would be accessed to the side of the single storey front gable extension and would comprise a hall kitchen/diner and separate lounge to the rear and downstairs bathroom. The first floor would comprise 3 bedrooms including en-suite master bedroom and family bathroom.
  - 1.1.13 The new proposed access is from the road to the north of the site which would involve the removal of some 40m of hedgerow. It is proposed that new native hedge will be planted along the visibility line with the verge to be grass. 4 additional trees are to be planted on the site. The existing post and wire fence to the west and southern boundaries are to be replaced by 1.8m high timber feathered edge fencing.
  - 1.1.14 The materials of the terraced dwellings would include white render with slate roof and anthracite grey windows and doors.
- 1.2 Other relevant information/supporting documents in the application
- 1.2.1 Cover letter/Planning Statement, various Ecological Surveys, specifications for air source heat pump, rainwater harvesting, solar panels and package treatment plant.
- 1.3 Description of site and surroundings
- 1.3.1 The proposed new market dwelling is located to the north side of a narrow lane and is within an open field with woodland to the eastern boundary. The site is in an elevated position on the hillside with panoramic views of the vale to the north and north east.
  - 1.3.2 The proposed 3 affordable dwellings are located on land opposite the village school off a narrow country lane bounded on each side by a tall mature hedge. The terraced dwellings would also be in an elevated position with the nearest residential neighbour located approximately 30m to the west of the site.
- 1.4 Relevant planning constraints/considerations
- 1.4.1 The sites are both located outside of any defined development boundary described in the LDP.
  - 1.4.2 The sites are within the Area of Search of Hamlets (BSC6) on greenfield land.
  - 1.4.3 The majority of the site falls within Class 2 of the Agricultural Land Classification system that constitutes the best and most versatile (BMV) agricultural land.
  - 1.4.4 The site for the market dwelling abuts ancient semi natural woodland at Coed Plas Newydd and Plas Newydd quarry.
- 1.5 Relevant planning history
- 1.5.1 Previous refusal of permission from early 1992 for the erection of a dwelling on the adjacent land to the north of Marllwyn.
  - 1.5.2 Another refusal of permission was issued by the Council in 2001 for the site to the north of Marllwyn which was appealed and dismissed by the Inspectorate in 2002
  - 1.5.3 Previous refusal of permission for a dwelling on land to the south adjacent to Marllwyn in 1996 and refused by the Council. This was appealed and dismissed by the Inspectorate in 1997.
- 1.6 Developments/changes since the original submission
- 1.6.1 None.

## 1.7 Other relevant background information

1.7.1 None.

## 2. **DETAILS OF PLANNING HISTORY:**

### Site to the north east of Marllwyn (affordable dwellings application site)

1/14243/O Erection of dwelling, means of access and septic tank, REFUSED 13/02/1992

Reasons:

1. *The proposal conflicts with policies RH1, RH2, RH3 and RH5 of the Draft Rural Colwyn Local Plan and Policies B4, B6 and B8 of the Clwyd County Structure Plan as the site lies on the edge of the minor settlement of Groesffordd- Marli. Where there is a general presumption against new housing development unless it is required to meet a local housing need or for a person engaged full time in agriculture or forestry and a location in the countryside is essential for the efficient working of the farm or woodland. Insufficient evidence has been advanced in this case to warrant a departure from the general presumption against development.*
2. *The site frontage is of insufficient width to allow for the formation of a suitably constructed access inclusive of visibility splays: the proposal would be detrimental to highways safety and therefore conflicts with Policy RG1 of the Draft Rural Colwyn Local Plan.*

### Site to the south of Marllwyn (market dwelling application site)

31/0705/96/PO Residential development of 0.1ha of land by the erection of 1 no. dwelling and new vehicular access/ pedestrian access- REFUSED 22/10/1996

Reasons:

1. *The proposal conflicts with Policies CH9 and CH10 of the Colwyn Borough Local Plan and Policies B6 and B8 of the Clwyd Structure Plan. The site lies on the edge of the minor settlement of Groesffordd Marli where there is a general presumption against new housing development unless it is required to meet a local housing need or for a person engaged full-time in agriculture or forestry. Insufficient evidence has been advanced in this case to warrant a departure from the general presumption against development and the proposal would not represent rounding off or infilling within the settlement.*
2. *The proposal would result in an encroachment of built development into the open countryside within the Special Landscape Area to the detriment of the character and appearance of the landscape and in conflict with Policy H5 of the Clwyd Structure Plan.*
3. *It appears impracticable within the curtilage of the site to construct an access onto the highway which would provide sufficient visibility for vehicles emerging from the site to the detriment of the safety of all highway uses.*

This decision was appealed and the appeal was DISMISSED by the Inspectorate on 11/04/1997, ref. APP/R6830/A/96/510228/T

Conclusion:

*The proposal is not in accord with policy B6 as it is not considered to be a 'rounding-off site'. The site lies within a Special Landscape Area and a dwelling on this site would be a prominent intrusion into this landscape unacceptably detrimental to the character and appearance of the area. The circumstances provided do not override the development plan policies and national planning guidance. The proposal does not provide adequate long term availability of the property for local persons but more fundamentally it does not overcome the planning objections to the proposal.*

### Site to the north east of Marllwyn (affordable dwellings application site)

1/14446/O Erection of bungalow, construction of access and septic tank, REFUSED 16/04/1992

Reason:



1. *The proposal conflicts with Policies RH1, RH2 and RH5 of the Draft Rural\_Colwyn Local Plan and Policies B4, B6 and B8 of the Clwyd County Structure Plan as the site lies on the edge of the minor settlement of Groesffordd- Marli. Where there is a general presumption against new housing development unless it is required to meet a local housing need or for a person engaged full time in agriculture or forestry and a location in the countryside is essential for the efficient working of the farm or woodland. Insufficient evidence has been advanced in this case to warrant a departure from the general presumption against development.*

31/389/97/PF Erection of two storey and single storey pitched roof extensions to side and rear of dwelling- GRANTED 5/06/1997

31/2000/0017/PF Extension to existing stable/store to form double garage, GRANTED 29/02/2000

Site to the north of Marllwyn

31/2001/0503/PO Development of 0.09ha of land by the erection of 1 No. dwelling and construction of new vehicular access, REFUSED 10/09/2001

Reason:

1. *The proposal does not comprise the infilling of a gap between buildings within a continuously developed frontage or within a group of 6 or more dwellings, resulting in a cramped form of development not compatible in scale, character and size to the surrounding properties contrary to the criteria of Policy HSG5 of the Denbighshire County Council Unitary Development Plan.*

This decision was appealed and the appeal was DISMISSED by the Inspectorate on 07/03/2002.

Conclusion:

*The proposed development would be unacceptably harmful to the character of the group of buildings and of the surrounding rural area and contrary to draft Unitary Development Plan Policy HSG5.*

Site to the south of Marllwyn (market dwelling application site)

31/2013/1127 Erection of 1 no. affordable dwelling and alterations to existing access (site area 0.24 ha) WITHDRAWN 23/01/2015

### **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

#### **3.1 Local Policy/Guidance**

Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC3** – Securing infrastructure contributions from Development

**Policy BSC4** – Affordable Housing

**Policy BSC6** – Local connections affordable housing in hamlets

**Policy BSC8** – Rural exception sites

**Policy BSC9** – Local connections affordable housing within small groups or clusters

**Policy BSC11** – Recreation and open space

**Policy VOE5** – Conservation of natural resources

**Policy VOE6** – Water management

**Policy ASA3** – Parking standards

#### **Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development  
Supplementary Planning Guidance Note: Residential Development Design Guide  
Supplementary Planning Guidance Note: Residential Space Standards  
Supplementary Planning Guidance Note: Trees & Landscaping

### **3.2 Government Policy / Guidance**

Planning Policy Wales (Edition 10) December 2018  
Development Control Manual November 2016  
Technical Advice Notes

TAN 1 Joint Housing Land Availability Studies (2015)  
TAN 2 Planning and Affordable Housing (2006)  
TAN 5 Nature Conservation and Planning (2009)  
TAN 6 Planning for Sustainable Rural Communities (2010)  
TAN 12 Design (2016)  
TAN 16 Sport, Recreation and Open Space (2009)  
TAN 18 Transport (2007)

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 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Affordable Housing
- 4.1.8 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

In terms of the national planning policy context, Planning Policy Wales 10 (December 2018) paragraph 3.56 states that development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. It also advises that new building in the open countryside away from

existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

As the proposal involves two elements, each will be referred to in turn in the following paragraphs.

*Proposal for a market dwelling on the site adjacent to Marllwyn*

The main policy in the LDP which is relevant to the principle of housing development is policy BSC1. This policy seeks to make provision for new housing in a range of sustainable locations, by concentrating development within identified development boundaries and on allocated sites. The nearest settlement to the site is Bodelwyddan approximately 2km to the north, which has been identified as a Key Strategic Site to meet the needs of Denbighshire in line with the LDP strategy. The Bodelwyddan KSS is a large mixed use site which will deliver new housing, employment opportunities, open space and community facilities, creating a sustainable, expanded community. However, the site is located outside the development boundary. In line with policy BSC 1 outside of the development boundaries rural restraints policies apply to proposals which involve residential development.

The LDP sets out some other exceptions to rural restraints policies. As the application site is located within a Hamlets Area of Search and Policy BSC6- *Local connections affordable housing in hamlets* will apply. This policy allows for only affordable dwellings for local needs to be built within the defined area of search, and is fundamentally clear that market dwellings will not be permitted.

Another relevant policy to this application for new residential development in the open countryside is LDP Policy BSC 9 '*Local connections affordable housing within small groups or clusters*'. This policy permits development of one or two units within small groups or clusters, provided that the proposal meets all the following criteria:

- i) comprises infilling of a small gap between buildings within a continuously developed frontage; and
- ii) does not result in ribbon development or the perpetuation of existing ribbon development; and
- iii) is of comparable scale and size to, and is sited so as to respect adjacent properties and the locality; and
- iv) satisfactory arrangements can be made to ensure that the dwelling(s) are retained in perpetuity as affordable dwelling for local need and this is contained in a Section 106 agreement.

This policy acknowledges that under current national planning policy i.e. PPW10, in rural areas, it is acceptable to build new housing within or adjacent to groups or clusters of existing houses. However, because of their countryside location, building plots in such locations tend to have a financial premium which often precludes local people from building a home and they are often prevented from buying existing rural properties for the same reason. Hence the Council has expanded on national policy by adding criteria to its 'infill' policy that requires applicants to have a connection with the Community Council area in accordance with the Council's Local Connections Policy. Applicants will be assessed against the 3 criterion set out in the reasoned justification to Policy BSC8- *Rural Exception Sites*. To ensure that local people can continue to live in rural areas, new housing in these locations will be restricted to affordable housing to meet local need.

Owing to the location of the site at the end of a group of houses, it not considered that the site satisfies criterion i) of the policy as the site is not the 'infilling of a small gap between buildings within a continuously developed frontage'. It is considered that the development would also fail to meet criterion ii) of the policy as the development of a dwelling on the site would perpetuate ribbon development.

Finally, criterion iv) of Policy BSC 9 requires that satisfactory arrangements be made to secure the property (via section 106 legal agreement) as an affordable dwelling for local need in perpetuity. The new dwelling in this location is proposed to be a market dwelling, put forward as a sustainable retirement home for the current occupants of Marllwyn.

It is therefore considered that the proposal fails to meet the policy requirements of the adopted Local Development Plan and is contrary to Policies BSC 1 and BSC6, BSC 8 and BSC 9 of the LDP.

*Proposal for a terrace of 3 affordable dwellings on land to the north east of Marllwyn*

Having regard to the part of the application which proposes 3 affordable dwellings to be funded by the sale of the current property, Marllwyn, Officers have assessed the proposal for 3 affordable dwellings under the relevant LDP Policy BSC 6 - *Local connections affordable housing in hamlets.*

This policy allows for 4 affordable houses to be built in Groesffordd Mali and Cae Onnen during the lifetime of the LDP. The policy requires certain criteria to be met:

- i) The proposal would provide an affordable dwelling to meet local needs; and,
- ii) The proposals would help to secure the viability of the local community, and strengthen the community and linguistic character; and,
- iii) New housing is located within the defined area of search of the hamlet and overall growth levels restricted to that indicated below; and,
- iv) The proposal is in keeping with traditional building styles and is sympathetic in design, scale and materials to other traditional buildings in the locality; and,
- v) Satisfactory arrangements are made to ensure the dwelling is retained in perpetuity as an affordable dwelling for local need and this is contained in a Section 106 agreement.

Additional guidance is provided in the Supplementary Planning Guidance (SPG) – Affordable Housing under paragraphs 5.1, 5.2 and 5.3.

5.1) All housing development in hamlets must meet local need. Market housing is not permitted.

5.2) Developments are likely to be for single dwellings. Applicants for such developments should be future occupants of the proposed dwellings.

5.3) Occupants will not necessarily need to be registered on a housing waiting list but must have a strong local connection to the Community Council area, be in unsatisfactory accommodation and also have a financial need for an affordable dwelling, in accordance with the Council's Local Connections Policy (included as Appendix 3). Applicants will be required to provide evidence in support of the proposed occupant's local connection, accommodation need and financial eligibility.

*Meeting local need*

No evidence of identifiable local need for affordable housing in Groesffordd Marli has been included in the application.

The Affordable Housing SPG states that '*applicants will be required to provide evidence in support of the proposed occupant's local connection, accommodation need and financial eligibility.*'

No evidence has been provided in the application and the Planning Statement contends that affordable housing in hamlets is not likely to come forward in the absence of market housing provision which can cross fund such provision and confirms that the proposal would secure affordable housing for local needs in perpetuity through a Section 106 agreement (S106). Officers do not consider that cross funding affordable housing with a market dwelling contrary to the Council's

rural restraints policies, is an acceptable means for securing what is effectively, speculative affordable housing provision, particularly when the occupants of the future dwellings have not been put forward and so the Council can't be sure who will occupy the dwellings in the future.

Typically, applications for affordable dwellings in hamlets are put forward by the people who intend on residing in them and can demonstrate that they are in affordable need and have a local connection to the area. Even if the S106 is secured for local needs in perpetuity, this leaves the proposal highly vulnerable to becoming market dwellings though the removal of the S106 agreement in the future should no future occupiers meeting the criteria come forward. 3 market dwellings on the site would not be acceptable in this hamlet location and would be against policy.

#### *Conclusion on principle*

New market housing in Groesffordd Marli is not permitted and is not in compliance with Denbighshire's Local Development Plan 2006 – 2021. The erection of 3 affordable dwellings does not justify the erection of a market dwelling which is development contrary to the LDP and national policies seeking to protect development in the open countryside.

In relation to the proposed affordable dwellings, whilst they are within the hamlets area of search, the application has not provided evidence in support of the future occupants of these dwellings or that they have a local connection to the area which is a requirement of Policy BSC 6 and the Affordable Housing SPG.

The speculative nature of the 3 affordable dwellings without an established need for them in the area, poses a greater risk that they may become market dwellings in the future. The LDP aims to control development in the open countryside and Officers consider the risk of speculative affordable housing becoming market housing outside of development boundaries is too high in this instance.

#### 4.2.2 Visual amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

Representations have been received on visual amenity impacts of both elements of the proposal, including the impact to the character of the area.

#### *Market dwelling*

The site is located in the open countryside to the southern side of Marllwyn and between an area of ancient woodland to the opposite side. It has an existing recessed access and is in an elevated position with unbroken views across to the north east towards the Clwydians.

The proposal involves the erection of a detached modern dwelling comprising 3 separate sections connected by glazed links and finished in timber cladding and white render. The size is comparable to the Marllwyn dwelling and is situated on a large plot.

Having regard to the representations received regarding the prominent nature of the site and the visual impact of the proposal, Officers consider that owing to the location of the site at the end of the group of dwellings, the site occupies a prominent position in the landscape, particularly when viewed from the lower road to the north. It is

considered that the design and materials proposed would stand out on the hillside when viewed from the north and the dwelling would appear as an incongruent feature on the hillside as no additional planting is proposed to screen the development.

Having regard to the planning history at this site, previous refusal of permissions for a new dwelling on the site included reasons relating to the impacts to the character of the area. The site is not considered to be infill plot which 'rounds-off' a development area given the site can be seen from many viewpoints. It is considered to result in a prominent and incongruous development set at a higher elevation to Marllwyn and when compared to other dwellings in the hamlet which sit more sympathetically into their surroundings.

Comments have been received on the impact the removal of a large section of hedgerow would have on the character of the area and Officers agree that the removal of the corner section of hedgerow to improve the visibility splay of the site would have an impact on the rural character of the area, however are of the opinion that the replacement hedgerow and planting would go some way to mitigating this loss of road side hedgerow given the benefits to the visibility of the already narrow lane.

To conclude, Officers consider the visual impacts of the new dwelling would be unacceptable in this location and the proposal would be unacceptably harmful to the character of the group of buildings and the surrounding rural area by virtue of the proposed design and choice of materials which do not respect the traditional character of the dwellings in the hamlet.

Market dwellings are not supported within a hamlet area of search as defined by the LDP which reinforces the view that the open countryside setting should be retained. Hence the development of the site would be harmful to the open character and appearance of the area.

#### *Affordable dwellings*

The site is located to the south of a narrow lane used to access the local school. The site consists of a sloping field currently used for grazing purposes and is well screened by a high mature hedgerow which runs parallel to the lane. It is proposed to create a new access off the lane which would involve the removal of approximately 40m of hedgerow.

Having regard to the representations received, Officers agree that the proposed terrace of 3 dwellings would result in a prominent development on the currently undeveloped hillside, despite being set back into the slope slightly. In terms of design, Officers consider the proposal is not unacceptable in visual amenity terms, however question the form of the terrace which is not a common form of development in the hamlet which is characterised by larger detached properties on spacious plots. In terms of the materials proposed, Officers do not consider these to be unacceptable but agree that they would appear a prominent feature. Appropriate landscaping arrangements could be considered as a condition on any decision to grant.

The removal of the large section of hedgerow to create a single new access is a concern as this is clearly a well-established and mature hedgerow which adds to the rural character of the hamlet. The removal of hedgerows is considered to erode the rural character of the area and would only serve to emphasise the intrusiveness of the development into the rural landscape. However, the removal of 40m to create a single access is not considered to be wholly unacceptable given there is compensation proposed for additional hedgerow planting inside the visibility splays.



*Section of hedgerow to be removed to create the new access*

Having regard to the design, siting, scale, massing and materials of the proposed affordable dwellings, in relation to the character and appearance of the area and hamlet landscape, it is considered the proposal would not have an unacceptable impact on visual amenity with appropriate landscaping arrangements in place.

#### 4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

Representations have been received raising residential amenity concerns around the noise disturbance and highways traffic concerns given the proximity of the affordable dwellings to the school.

Officers consider the two development sites could be accommodated without having an adverse impact on existing or proposed occupiers, given the separation distances between existing properties and the orientation of the dwellings. The highways impacts will be discussed in the Highways section of the report and it is not considered that the new dwellings would raise any unacceptable noise concerns.

Having regard to the comments received, the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in general compliance with the tests of the policies referred to

#### 4.2.4 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 (Section 6.4), 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. Planning Policy Wales also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The ecological impacts of development should therefore be regarded as a potential material consideration.

The application is supported by a number of protective species surveys including for reptiles, great crested newts, bats, birds and badgers.

Representations have been received raising concerns around the loss of wildlife habitat through the removal of the hedgerows.

The County Ecologist has reviewed the ecology reports and raised some concerns regarding the Reasonable Avoidance Measures (RAM) for great crested newts. At the time of writing, further discussions are taking place on this matter and will be reported accordingly on the Late Representation sheets where relevant.

#### 4.2.5 Drainage (including flooding)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The drainage and flood risk impacts of development should therefore be regarded as a potential 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:

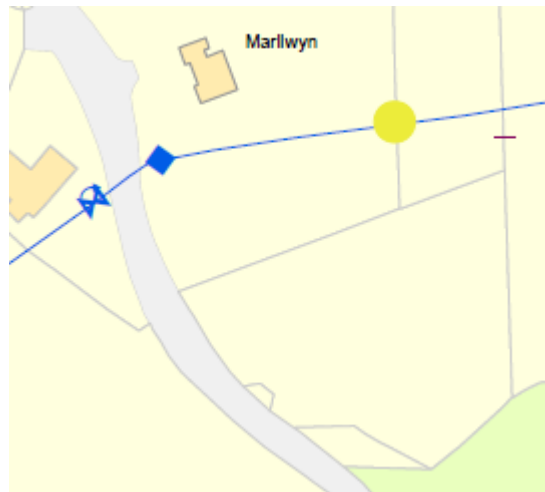
- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and
- new development would not increase the potential adverse impacts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

Representations have been received raising concerns regarding the location of the affordable dwellings which are on a site where there are existing soakaways. These have not been documented on plans as part of the design of the scheme and would need to be considered to be relocated within the site. There is no known flood risk at the site but it is acknowledged that the development of the site from greenfield land may cause surface run off concerns onto the highway and the surface water



drainage needs to be managed appropriately to avoid flooding the road. The Drainage Officer has commented on the proposals and as they are for a total of 4 dwellings, SAB approval will be required from the SuDS Approving Body alongside any approval of planning permission. This is covered by separate legislation and will be assessed under the SAB application in more detail.

Dwr Cymru Welsh Water have also raised concerns regarding the location of a mains water pipe which runs through the centre of the market dwelling site and requires a 3m buffer to each side of the centre line. This has not been taken into account by the design and siting of the scheme and the watermain may have to be diverted. A note to applicant can be included on any decision issued.



*Location of watermain*

Having regard to the representations received, it is considered that the drainage proposals are broadly acceptable providing SAB approval is obtained and an application is submitted to divert the mains water pipe away from the development site of the market dwelling.

#### 4.2.6 Highways (including access and parking)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

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) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

Representations have been received raising highways concerns relating to the blind bends on the road near the market dwelling and the traffic concerns on the road used to access the local school, including the lack of public transport in the area.

A speed survey was submitted to support the application and revised plans were received regarding the access from the affordable dwellings onto the lane which is sloping. The 7-day average speed limit has been shown to be 27mph at 85<sup>th</sup>

percentile speed. The Highways Officers have raised no objections to either scheme and consider that the visibility splays are acceptable and demonstrate compliance with the visibility standards set out in Annex B of TAN 18 for both sites.

Notwithstanding the narrow nature of the roads in the area, the two schemes are not considered by the Highway Officer to represent any significant harm to highway safety as it can be laid out to include adequate parking and turning facilities within each site. The increase in number of vehicles using the road as a result of the affordable housing development are not considered to be unacceptable on the highways network having regard to the proximity to the school. It is therefore not considered there are reasonable highway grounds to resist the development.

#### 4.2.7 Affordable Housing

The Local Development Plan includes a number of policies which may be relevant to the provision of affordable housing within and outside identified settlement boundaries, in support of its strategies for meeting the needs of a growing population. The policies have been developed with regard to the objectives of Planning Policy Wales (PPW 10), and Technical Advice Note 2: Planning and Affordable Housing in relation to new housing provision.

Local Development Plan policies BSC6, BSC8 and BSC9 have been discussed in the principle section of the report and need not be repeated.

The provision of 3 affordable dwellings to support the development of 1 market dwelling which is against local and national policy is not considered to be an acceptable route to obtain affordable housing in the county. The build would be speculative which, under the hamlets policy BSC6 is not permitted. Building in hamlets is for an identified need to ensure the sustainability of the community and this has not been proven in the application.

It is vital that affordable housing is erected to meet the local need or it falls risk to becoming market housing. It is acknowledged that typically, there would be more market dwellings than affordable dwellings on a site and this scheme proposes the opposite which *appears* to result in a positive outcome in terms of a greater affordable housing provision. However, it is important to note that there must be an identifiable need for the affordable housing in the first place and the future occupants shown to meet the eligibility criteria. In this case, no evidence has been put forward of the need in the area, a general need as put forward in the Statement, but does not specify exactly who the occupants in affordable housing need are, which is a main requirement of the policy.

Therefore, the speculative nature of the 3 affordable dwellings, poses a greater risk that they may become market dwellings in the future. The LDP aims to control development in the open countryside and Officers consider the risk of speculative affordable housing becoming market housing in the open countryside is too high in this instance.

#### 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.

In relation to the application, the assessment shows that there is a deficiency in open space in Cefn Meiriadog and on the basis of the evidence within the Open Space Assessment and Audit Report, it is considered that the proposal should make a financial contribution to mitigate the increased usage on the existing open space and equipment within the area.

Welsh Government Circular 16/2014 states that financial contributions should be secured through a planning obligation (legal agreement).

The proposal is considered acceptable in relation to open space policy subject to the requisite contribution being secured through a legal agreement.

#### 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 proposal is for 1 market dwelling and 3 local affordable needs dwellings within an area identified as being for local connections affordable housing development only. The relevant planning policy in the adopted Local Development Plan (Policy BSC6) is clear that applicants for local connections affordable housing must be able to demonstrate that they meet the criteria and definition of being in need of affordable housing or their local connection.

5.2 The application is therefore considered to be unacceptable in principle as the development of market housing in this location is not permitted under the LDP, and the tests in relation to local connections affordable housing have not been satisfied. The proposal is considered to be wholly speculative and would not be justified in planning terms.

5.3 In addition to the above, it is considered that the siting and design of the proposed market dwelling would appear incongruous within the open character of the area. The proposal is therefore considered to be unacceptable in terms of its impact upon visual amenity.

### **RECOMMENDATION: REFUSE-** for the following reasons: -

1. The application site lies within a hamlet area of search, where provision of new dwellings is not permitted except for local need affordable housing development which may be

permissible as an exception to normal policy where it is in compliance with Policies BSC6, BSC8 or BSC9 of the Local Development Plan. In the opinion of the Local Planning Authority, the application for a market dwelling and three affordable units with no specified end user(s), fails to demonstrate that the proposal complies with the affordable housing exception policies and does not demonstrate that the applicant is in need of local affordable housing as defined in the Local Development Plan. The proposal is therefore in conflict with Policies BSC 4, BSC 6, BSC 8 and BSC 9 of the Local Development Plan, advice as contained in the Affordable Housing Supplementary Planning Guidance Note and Planning Policy Wales (Edition 10).

2. It is the opinion of the Local Planning Authority that the proposed market dwelling would, by virtue of its design, siting and materials, not be sympathetic to the existing development in the hamlet and would result in unacceptable visual harm. The development of the site contrary to rural restraints policies would have a negative impact on the character and appearance of the open countryside contrary to the Council's Local Development Plan Strategy and advice set out in Planning Policy Wales (Edition 10).