



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Heading:

18/2012/1595
Highfield Park
Llangwyfan

4

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709



Application Site

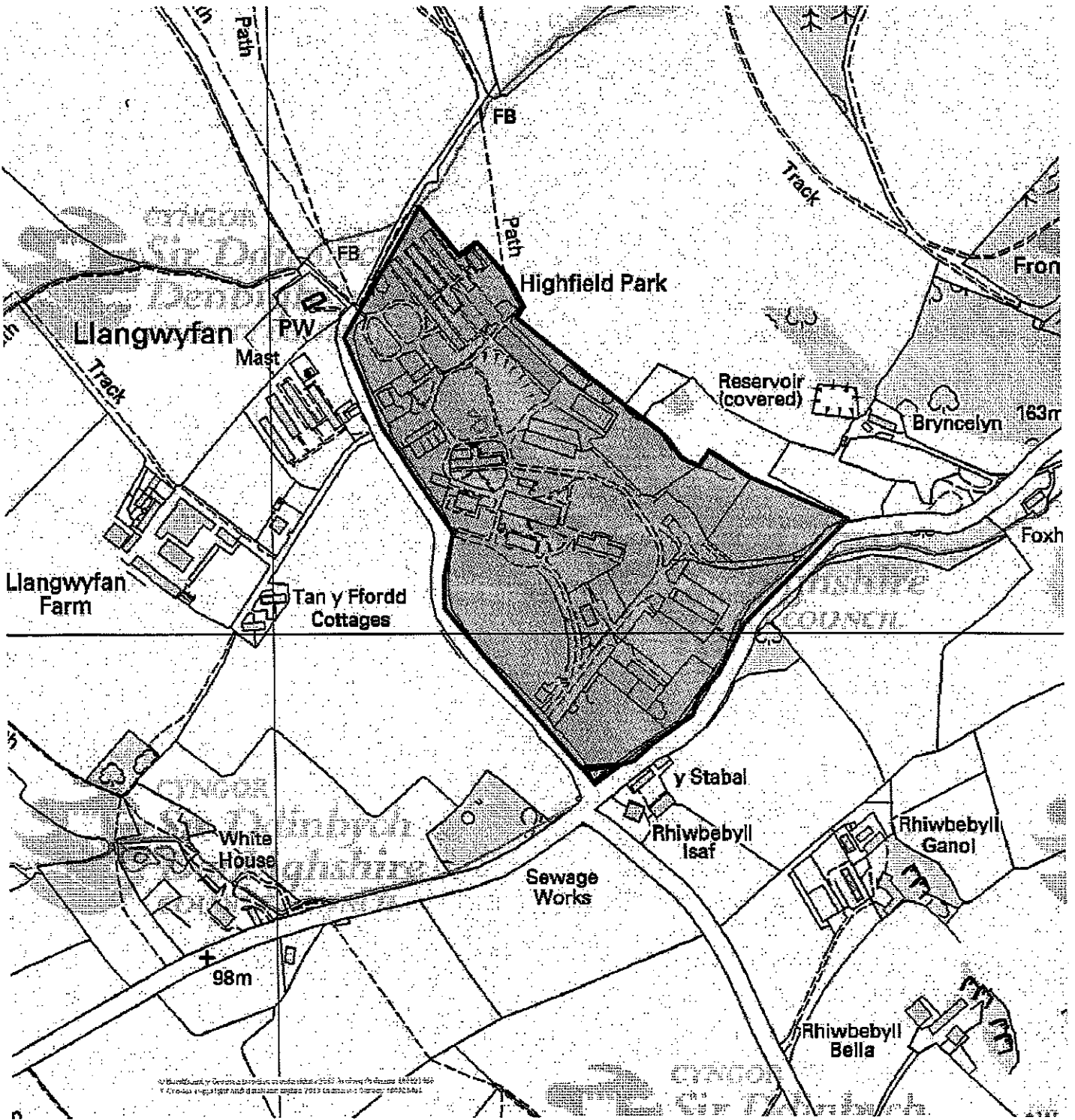


Date 3/4/2013

Scale 1/5000

Centre = 312232 E 366062 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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Allynhyrchir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawlfraint y Goron. Mae allynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

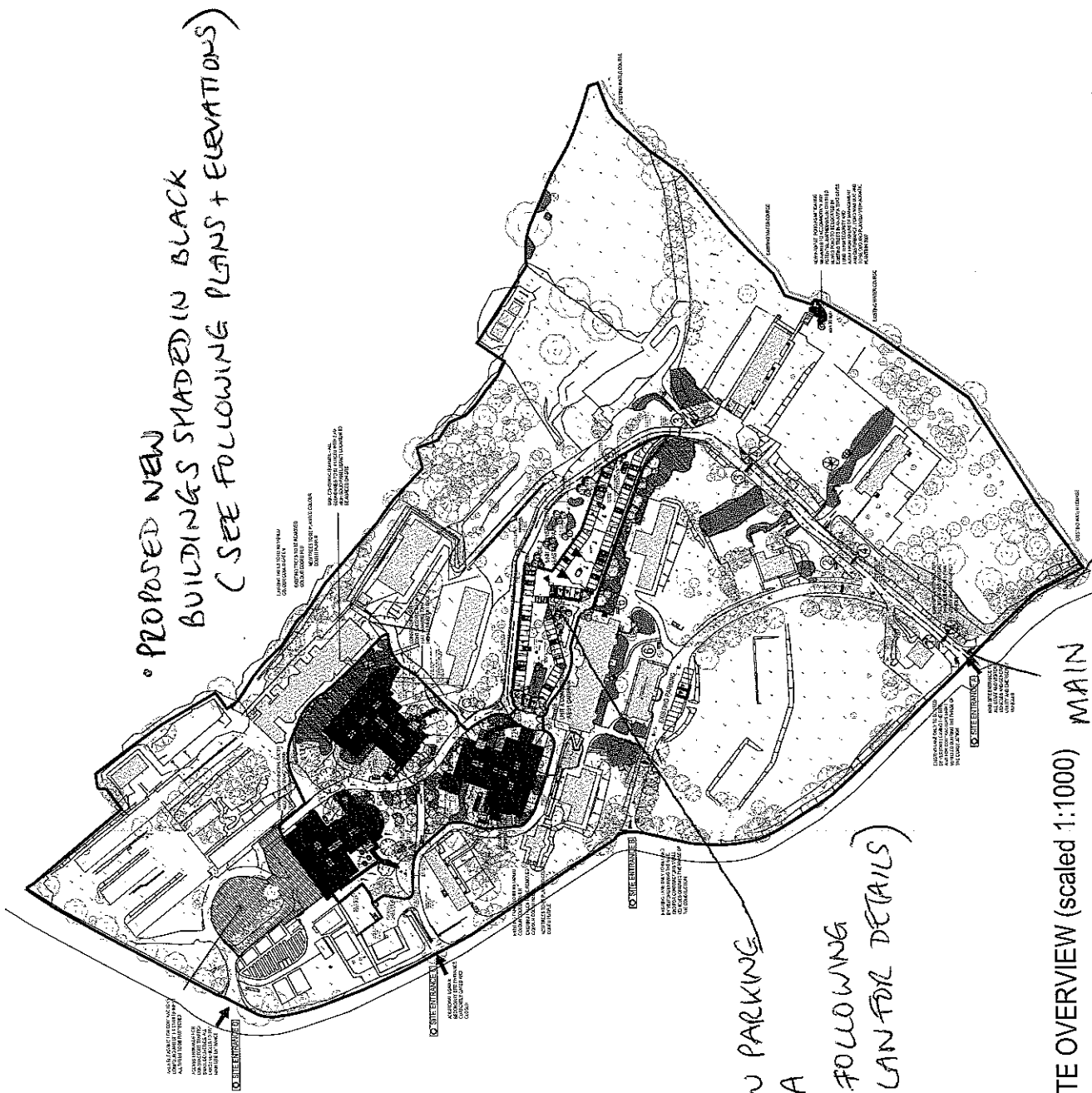
SITE PLAN

FOR PLANNING
APPLICATION
PURPOSES ONLY

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
	1	ISSUE FOR PERMITTING		1	ISSUE FOR PERMITTING
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①	SIGN 1	NEW HIGHFIELD PARK DEVELOPMENT
②	SIGN 2	NEW HIGHFIELD PARK DEVELOPMENT
③	SIGN 3	NEW HIGHFIELD PARK DEVELOPMENT
④	SIGN 4	NEW HIGHFIELD PARK DEVELOPMENT
⑤	SIGN 5	NEW HIGHFIELD PARK DEVELOPMENT
⑥	SIGN 6	NEW HIGHFIELD PARK DEVELOPMENT

ALL SIGNS TO BE BILINGUAL.

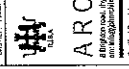


PROPOSED NEW BUILDINGS SHADED IN BLACK (SEE FOLLOWING PLANS + ELEVATIONS)

NEW PARKING AREA (SEE FOLLOWING PLAN FOR DETAILS)

SITE OVERVIEW (scaled 1:1000)

MAIN SITE ENTRANCE ACCESS ROAD TO LANDMILNOG



ARCHITECTS

1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.3000
www.architectsjp.com

LAYOUT OF NEW UNITS

P01 rev A

SITE PLAN
SCALE 1:200

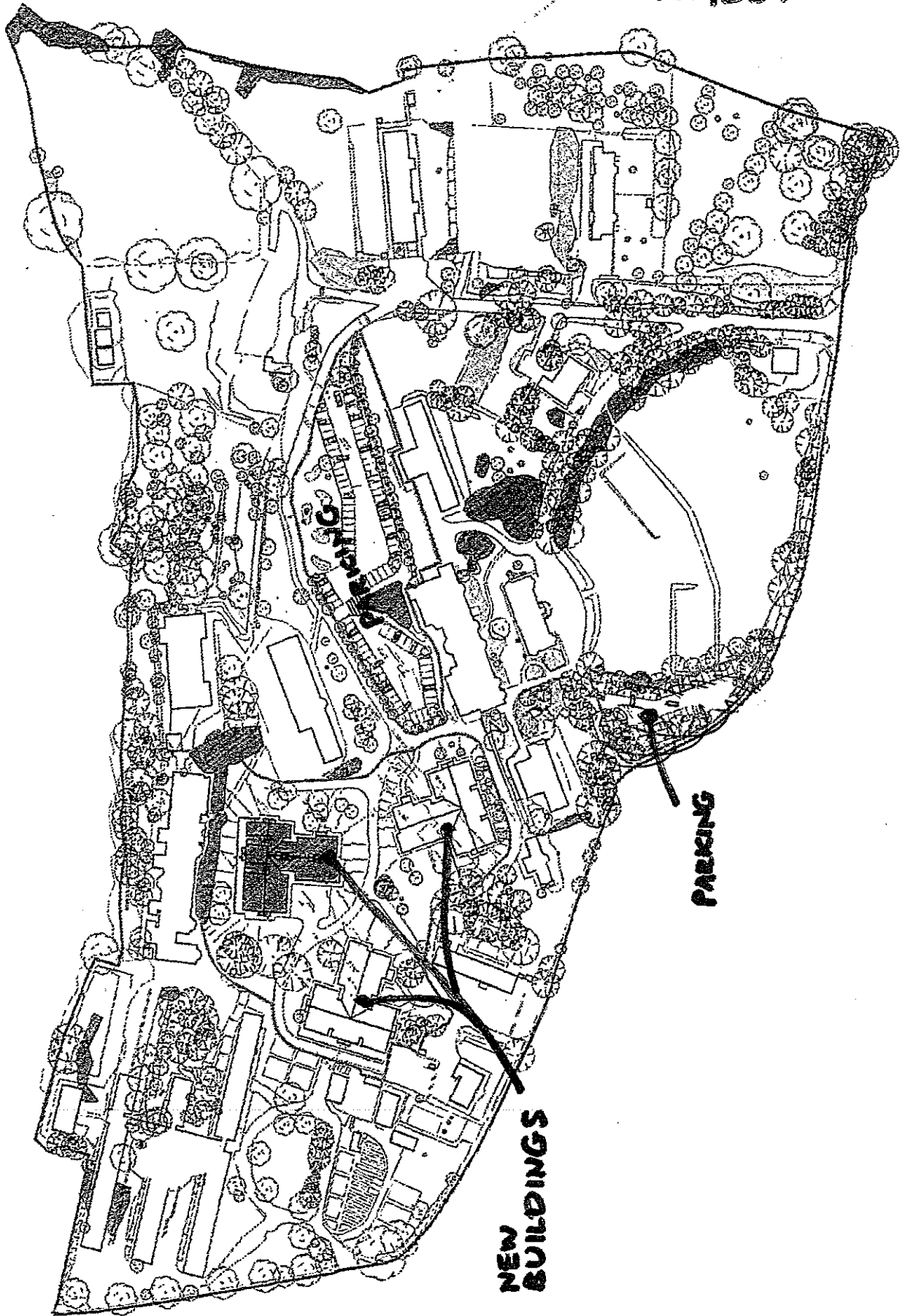
FOR PLANNING
APPLICATION
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PROJECT NO.	P01 rev A
CLIENT	STYAMORE PROJECT
PROPOSED DEVELOPMENT	SEE PLAN AS PROPOSED
DATE	11/20/2011
SCALE	1:200
DATE	11/20/2011
DESIGNER	J P ARCHITECTS
DATE	11/20/2011

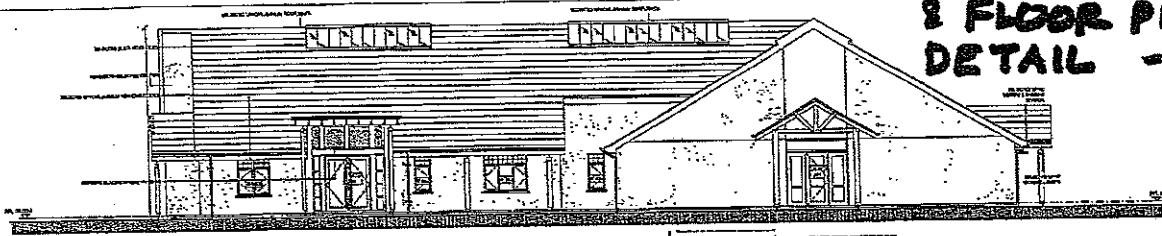


J P ARCHITECTS

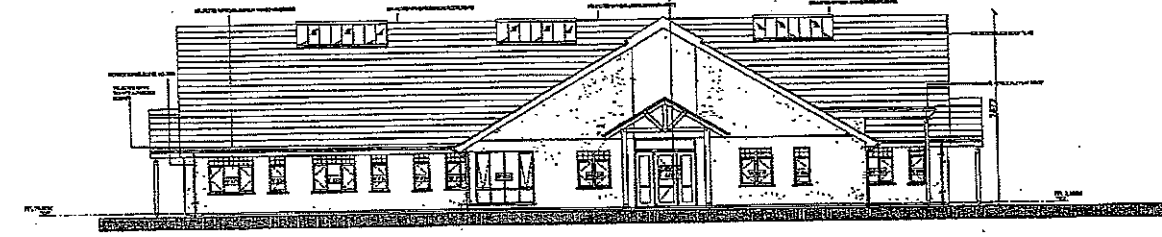
**2006
PERMISSION
- LAYOUT**



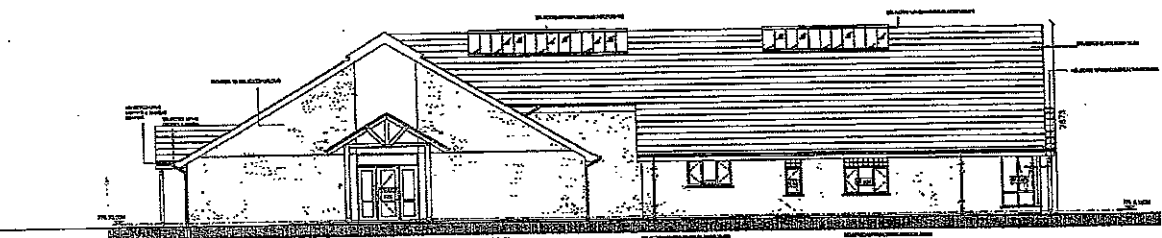
TYPICAL ELEVATION & FLOOR PLAN DETAIL - UNIT C



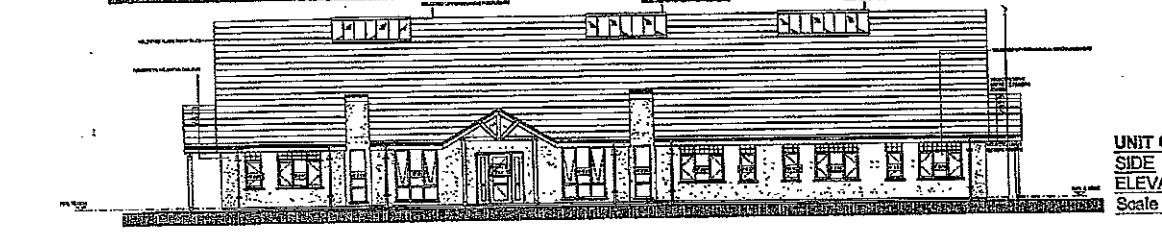
UNIT C
FRONT
ELEVATION
Scale 1:50



UNIT C
SIDE
ELEVATION
Scale 1:50



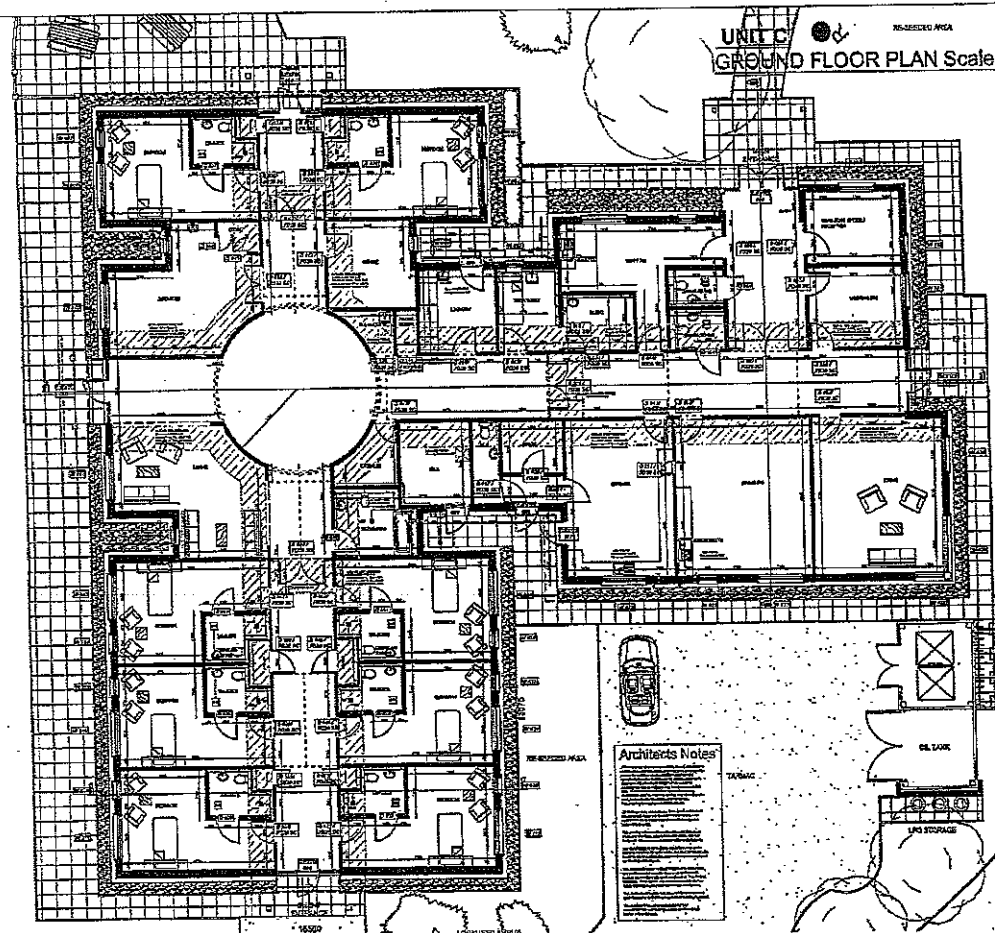
UNIT C
REAR
ELEVATION
Scale 1:50



UNIT C
SIDE
ELEVATION
Scale 1:50

FOR PLANNING
APPLICATION
PURPOSES C

PC02
ARCHITECTS
J P ARCHITECTS



UNIT C
GROUND FLOOR PLAN Scale 1:50

Architects Notes

FOR PLANNING
APPLICATION
PURPOSES ONLY

PC01
ARCHITECTS
J P ARCHITECTS

CAR PARK LAYOUT

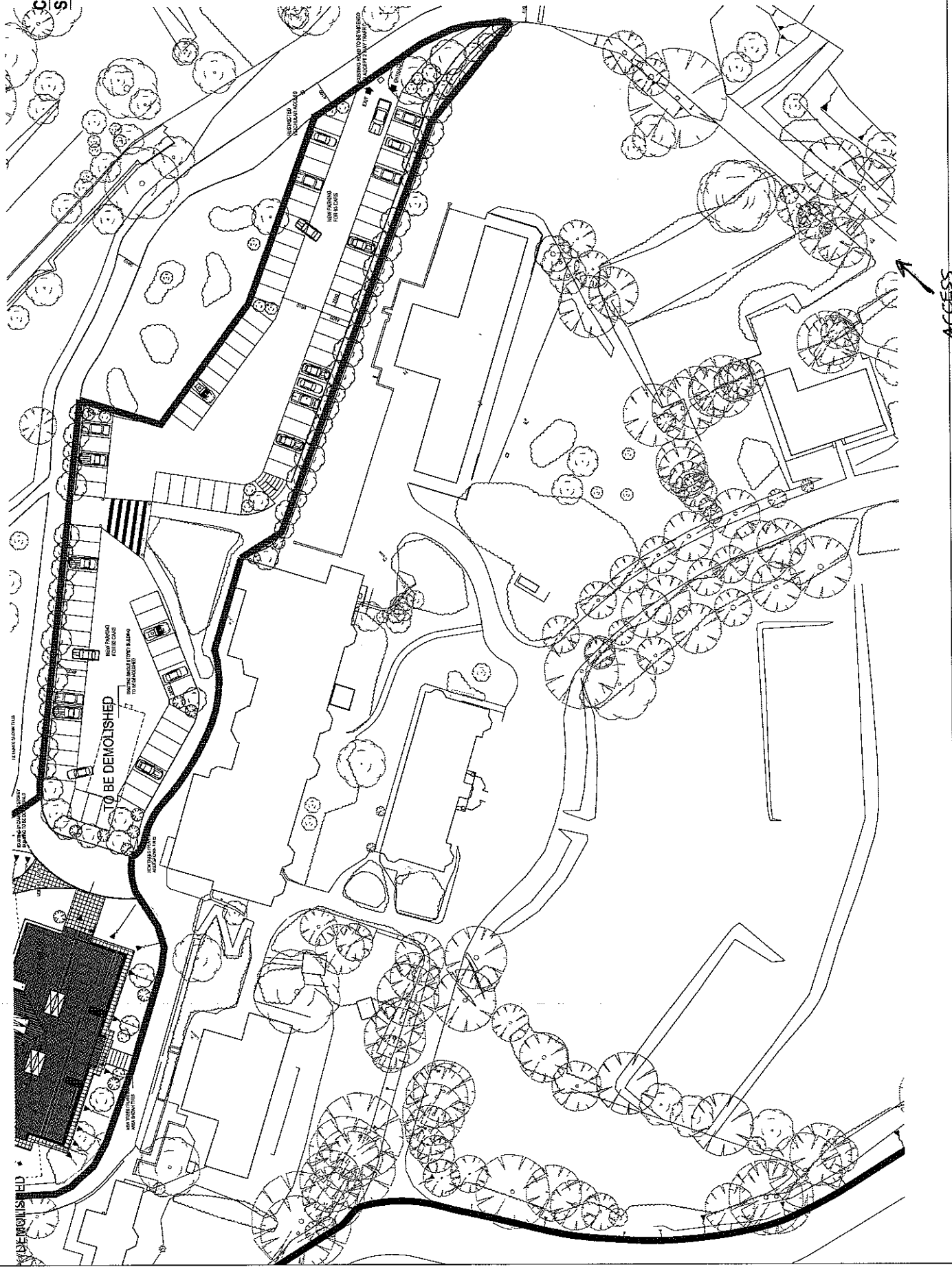
P02 REV A

CAR PARK
SCALE 1:200

FOR PLANNING
APPLICATION
PURPOSES ONLY

NO.	DATE	REVISIONS

PROJECT NO.	P02 REV A
CLIENT	ARC HITECTS
PROJECT NAME	ARC HITECTS
PROJECT ADDRESS	
PROJECT TYPE	
DATE	
SCALE	
DRAWN BY	J.P.
CHECKED BY	
DATE	



SES

ITEM NO: 4
WARD NO: Llandyrnog
APPLICATION NO: 18/2012/1595/ PF
PROPOSAL: Demolition of existing 'Sycamore' building, gardeners store and maintenance building, erection of 3 no. eight bedroomed residential health care facilities and construction of associated car park
LOCATION: Highfield Park Llangwyfan Denbigh
APPLICANT: MHC Highfield Park Ltd.
CONSTRAINTS: AONB
PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

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

- Recommendation to grant / approve – Town / Community Council objection
- Member request for referral to Committee

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

"The original drawing used for consultation clearly showed new parking around what was shown as the 'contractor access' - the second access along a very narrow land. the amended drawing - those parking spaces have disappeared and presumably re appeared somewhere else on site clearly this is a smoke and mirrors exercise and absolutely none of the local residents or community councils' concerns have been addressed in relation to road safety - none.

This despite:

1. a site meeting attended by the then Chair of Planning, local member, case officers and rep of Community Council - at which it was indicated that the applicant would be asked to submit amended drawings to partly address the concerns
2. The applicant subsequently submitted an amended drawing - WS11 - but none of the concerns addressed - apart as previously stated re locating some parking spaces.

The applicant has chosen to treat both the County Councils' and Community Councils' views with utter contempt and therefore Llandyrnog Community Council are once again unable to support the current application as it stands.

The Community Council would also suggest that the explanatory note offered by the applicant in relation to traffic movement on site is somewhat misleading - and not a reflection of the current situation.

It states that most vehicles would use entrance A (main entrance) and that entrance B would be only used ' casual and disabled ' vehicles - given that the current parking arrangements in front of the main office will not change - and that all vehicles parked there will be parked facing the second entrance - then naturally they will use the

second entrance - entrance B - to gain access to this extremely narrow lane - this very stretch of land that needs to be improved.

DCC should treat this application as they do every major application - and look at it as an opportunity to improve the road situation - without having to dip into the public purse?"

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

JOINT ADVISORY COMMITTEE

"The JAC notes that this application is a resubmission of a previously lapsed permission and the Committee reaffirms that it has no objection in principle to the development. The proposed use of natural blue/grey slate for the roofs and rendered walls to match the existing buildings is supported, but the JAC would suggest that grey tinted non-reflective glass should be used for the extensive rooflights to minimise glint and glare.

The sylvan nature of the site helps screen and unobtrusively integrate this large complex of buildings into the landscape and the JAC would emphasise the need to retain significant existing trees, protect them during construction (including those in the proposed temporary construction compound), and to carry out extensive additional native tree and landscape planting to maintain and enhance the wooded character of the site over the long term.

This is a relatively 'dark' area of countryside and the JAC would not wish to see any additional light pollution as a result of the development. In this context, the proposed use of low level bollard lighting for pedestrian areas is supported, but further detail of the standard columns and lamps for the parking areas is required to ensure the minimum necessary number of timed, low output units which control light spillage are specified." (AONB Management Plan Policies PSQ1, PCP1, PCP2 and PCP4)

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objection, subject to condition requiring an Archaeological Watching Brief

COUNTRYSIDE COUNCIL FOR WALES

No objection subject to the inclusion of conditions

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Transport and Infrastructure

Highways Officer

No objection subject to the inclusion of conditions relating to parking details, submission of a construction method statement, and limiting the access to the site to the main entrance and adjacent to Alexandra House only along with the closure of the 2 existing accesses at the north of the site.

Pollution Control Officer

No objection subject to the inclusion of conditions relating to construction stage operations and lighting

Archaeologist

No objection

Senior Biodiversity Officer

No objection subject to the inclusion of conditions to avoid works during bird nesting season and to ensure mitigation for bats.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mrs & Mrs T Hughes, Plas Llangwyfan, Llangwyfan Farm, Llangwyfan
Clwyd Hughes, Llangwyfan Farm, Llangwyfan
David Roberts, 1 Tan y Ffordd, Llangwyfan
Carolyn Venning, 4 Tan y Ffordd, Llangwyfan
Wyn & Yvonne Davies, 2 Fron Yw Cottage, Llangwyfan
Helen & Richard Ashcroft, 3 Tan y Ffordd, Llangwyfan
I Butler, The Coachhouse, Llangwyfan
Robert & Gail Ashcroft, Fron yw Manor, Llangwyfan
Charles & Elaine Williams, 2 Tan y Ffordd Cottages, Llangwyfan

Summary of planning based representations in objection:

- Highway concerns –
Conflict with other road users would increase / no improvements proposed to public highway / no organised delivery system / roads should be widened/ideas for a one way system are impractical.
- Scale of development –
Confusing picture over additional employment / forms suggest 100 additional employees, but the application suggests no additional rooms, so why the need for so many new staff.
- Confusion over uses / client groups
Support documents refer to patients mental health with learning disabilities and the forms refer to use being residential health care.
- Visual impact –
Night time lighting has considerable impact
- Impact / Survey documents out of date

EXPIRY DATE OF APPLICATION: 13/2/2013

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- 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 Members may recall that consideration of the application was deferred at the April 2013 meeting to allow opportunity to clarify the access/parking arrangements in association with the development.
- 1.1.2 The application relates to development within the complex at Highfield Park and is effectively seeking to renew a permission granted in 2006 for the demolition of the existing 'Sycamore' building, a gardeners store and maintenance building, and the erection of 3 buildings, each containing 8 bedroomed residential health care facilities in (total 24 beds) and the construction of associated car parking. The plans at the front of the report show the main elements of the scheme.

1.1.3 The 3 separate blocks would all be of single storey construction. Within each block there will be a range of ancillary rooms including living areas, dining room, kitchen, laundry, clinic and treatment room along with manager's office, staff room and meeting room.

1.1.4 The proposed facilities will replace the existing 18 bedroomed 'Sycamore' building, a two storey building, which is centrally positioned within the complex, and 2 other ancillary buildings within the site used as a gardeners store and maintenance building.

1.1.5 The application also includes the provision of a large dedicated car parking area within the site, with 93 car spaces to be located to the southern end of the site (see plans). The applicants agent has confirmed there are no 'new' proposals for parking elsewhere within the site. The 12 space parking area to the front of the main Reception/Administrative block (Alexander House) is for staff or casual visitors and disabled persons visiting the main reception and has been in existence for many years and there are no permissions required to continue to use that area and its associated exit onto the lane.

1.1.6 As part of the planning application the following information has been submitted:

- Design & Access Statement (DAS)
- Access, Parking & Vehicle Movement Statement
- Protected Species Report

1.1.7 The Design and Access Statement explains that the proposals are to replace the existing 'Sycamore' unit which is clinically sub standard and impractical to reorganise to achieve the required spatial standards required by the industry. It refers to the proposals to rationalise the existing on site parking and vehicle movements to the respective facilities on site, and to ensure design and landscaping are of a high quality to suit the location. It confirms the proposal is for mental health care and residential health care facilities. It acknowledges Highfield Park does not currently have a coherent parking or traffic movement policy, as parking is close to each of the buildings, and it advises this arrangement is not likely to change; however, the development addresses ad hoc parking by providing a centralised parking facility for staff, visiting patients and relatives, by way of a 93 space car park. The document refers to 3 shift policy for care staff, arrangements with Arriva to provide a bus service to and from the Park for staff and care workers. It is indicated that the standard day shift would increase by a maximum of 60 workers (max total 160), the evening shift by 25 (total 65) , and the night shift by 15 (total 45). Traffic increases at peak times are estimated as up to 25% (up to 30 additional cars). It is indicated that the road configurations are capable of handling the increase in traffic movement, and that the proposed road works will include the widening of the existing site road to the proposed car park, to 4.5m, with complimentary traffic calming and signage.

1.2 Description of site and surroundings

1.2.1 Highfield Park is a well established and substantial complex of buildings, situated within a parkland setting, on the westerly edge of the Clwydian Range Area of Outstanding Natural Beauty. The site is located approximately 1km to the north west of the village of Llandyrnog.

1.2.2 The complex for a number of years, has provided accommodation and care for people with mental health problems. The current proposal relates to facilities for the same use as the existing site/ complex.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the open countryside, within the Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 Full planning permission was granted for this proposal in 2006 but the scheme was not implemented within the 5 year time period and has therefore lapsed.

1.5 Developments/changes since the original submission

- 1.5.1 Further ecological information has been received in response to comments received from the Senior Biodiversity Officer and Countryside Council for Wales. The siting of Block B has been altered slightly following comments received from Clwyd Powys Archaeological Trust.

- 1.5.2 Since the deferral at the April meeting, the agents have confirmed that the only new parking area is the one proposed in the centre of the site (for 90+ spaces) which would be accessed solely from the existing main entrance to the complex.

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

- 2.1.1 18/2006/0784/PF Demolition of existing 'Sycamore' building, erection of 3 no. eight bedded 'bungalow style' buildings and construction of associated car parks GRANTED at Planning Committee 8th November, 2006.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

DENBIGHSHIRE LOCAL DEVELOPMENT PLAN –adopted 4th June 2013

Policy RD 1 Sustainable and Good Design
Policy BSC 12 Community Facilities
Policy PSE 5 Rural Economy
Policy VOE 2 Area of Outstanding Natural Beauty and Area of Outstanding Beauty
Policy VOE 5 Protecting natural Resources: Biodiversity and Nature Conservation
Policy ASA 3 Parking Standards

DENBIGHSHIRE SUPPLEMENTARY PLANNING GUIDANCE –if carried forward on 4th June 2013 as planning guidance

Supplementary Planning Guidance
SPG 2 Landscaping
SPG 21 Parking Standards in New Developments

GOVERNMENT GUIDANCE
Planning Policy Wales Edition 5 2012
TAN 5 – Nature Conservation (2009)
TAN 12 Design (2009)
TAN 22 Sustainable Buildings (2010)

MAIN PLANNING CONSIDERATIONS:

3.1 The main land use planning issues are considered to be:

- 3.1.1 Principle
- 3.1.2 Impact on residential amenity
- 3.1.3 Impact on visual amenity/landscape of the AONB
- 3.1.4 Highway Considerations
- 3.1.5 Sustainable Buildings
- 3.1.6 Biodiversity Issues

3.2 In relation to the main planning considerations:

3.2.1 Principle

The site is located within the open countryside where development opportunities are strictly controlled in line with national policy.

Policy BSC 12 applies to proposals for the provision of community facilities and services, provided the development is acceptable in terms of other LDP policies and where in the case of sites outside development boundaries, the proposal will provide an essential facility to support the community. Health care provision is recognised as a key facility for community and therefore the proposal to improve facilities at an existing healthcare institution is considered acceptable.

Policy VOE 2 relates to development affecting the Area of Outstanding Natural Beauty with the primary objective to conserve and enhance the natural beauty of the area. Development should only be permitted where it would not detract from the character and appearance of the area.

This proposal effectively involves replacement structures on a site which is a well established residential institution. The proposal involves the removal of an older 2 storey structure which is significantly substandard and replacing it with 3 new single storey blocks of accommodation which meet the required space standards.

In Officers' opinion, the principle of the development is acceptable in relation to these policies, and permission has been granted for the same development in 2006, which indicates that the Council has considered the proposal acceptable against the same Unitary plan policies.

4.2.2 Impact on residential amenity

Policy RD 1 sets specific tests to be applied to amenity impacts of development.

In terms of nearest neighbours, Llangwyfan Farm lies approx 150m away from the proposed replacement 'Sycamore' building, with the remaining 2 units further to the north and east. This separation distance includes other buildings at Highfield Park, together with mature trees and the unclassified highway.

In the circumstances, in the absence of other similar uses within the immediate locality, together with the limited increase of 6 bed spaces to what is currently available, it would be difficult to substantiate conflicts with these tests. It is not considered that the proposal would result in an adverse impact on the amenity of nearby residents.

4.2.3 Impact on visual amenity/landscape of the AONB

Policy RD 1 contains general considerations to be given to the visual impacts of new development. Policy VOE 2 relates to development affecting the Area of Outstanding Natural Beauty with the primary objective to conserve and enhance the natural beauty of the area.

The proposed units are simple single storey structures sited centrally within the existing complex, and materials proposed are render with slate roofs. The details of the proposed units are considered sympathetic to the character of the existing buildings and locality, complying with Policy VOE 2. It is not considered that the proposal would result in an adverse impact on visual amenity and character and appearance of the landscape of the AONB.

In relation to the comments of the Community Council and JAC in respect of lighting, specific details have not been submitted and it is suggested that this could be dealt with by way of a planning condition, requiring the submission of appropriate lighting details having regard to the rural nature of the site.

4.2.4 4.2.4 Highway Considerations

Policy RD 1 requires consideration of access and highway safety issues.

There are 4 access points to the site, one main access with 3 'secondary' access points to the north of the classified highways bounding the site to the west. The locality has a range of public footpaths and there is an existing bus stop within close walking distance of the site.

The Highways Officer has assessed the submission and the observations of the Community Council, and has raised no objection to the proposal subject to the inclusion of conditions requiring the submission of details relating to the closing of the 2 access points to the north, details of the site compound location, traffic management scheme, vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles. The signage details originally requested have now been submitted and are considered acceptable.

In respect of vehicles exiting the site from the track passing Alexander House, it is not considered likely that the proposal would generate any additional traffic in this location, and given the parking in front of that building has been taking place for many years, Officers believe it would be unreasonable to now oblige highway improvements along the country lane.

The highway bounding the site to the west is a narrow country lane and therefore it is considered reasonable to close the 2 'secondary' accesses furthest north of the site. A planning condition is suggested requiring details of how this is to be achieved. The internal road layout, traffic management and signage would direct vehicles to the main entrance and therefore the majority of vehicles would exit the site via the main access/exit.

With respect to the Community Council's comments therefore whilst it is recognised that the site has some highway constraints, based on the current ad-hoc parking arrangements, existing public transport arrangements, the site's walking distance position from Llandyrnog, the continuation of the shift pattern, and the modest increase of 6 bedrooms from the existing numbers, it is not considered that a refusal on highway grounds could be substantiated, particularly given the grant for planning permission for a similar scheme in 2006.

4.2.5 Sustainable Buildings

Guidance in TAN 12 Design and TAN 22 Sustainable Buildings has introduced an obligation on applicants to demonstrate the approach to a range of design considerations, including how standards of environmental sustainability are to be achieved.

It is stated within the Design and Access Statement that the scheme would achieve a BREEAM minimum standard of "Very Good" rating however a pre-assessment has not been submitted. It is considered that the implementation of the Sustainability Code standards can be adequately addressed through a planning condition in this instance.

4.2.6 Biodiversity Issues

The requirement to consider the impact of development on biodiversity interests is set out on Planning Policy Wales, TAN 5 and Policy VOE 5 in the Local Development Plan.

The application has been submitted with an up to date Ecological Report. The Council's Senior Biodiversity Officer and Countryside Council for Wales are happy with the approach set out within the reports subject to the inclusion of a condition.

It is not considered that there would be any adverse impacts on protected species.

5 **SUMMARY AND CONCLUSIONS:**

5.1 Planning Committee granted permission for the same basic proposal in 2006. The current proposal is considered acceptable under the relevant planning policies and is therefore recommended for grant

RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment.
3. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised

or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority

4. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority

5. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years 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. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and development shall be carried out in strict accordance with the approved schedule.

7. In the event that any areas of unexpected contamination become evident in the course of development, all works in the vicinity of that contamination shall be suspended immediately, and the Local Planning Authority shall be notified within 24 hours. No work shall be permitted to continue in the affected area until the written agreement of the Local Planning Authority has been obtained to details of the measures proposed to remove or contain any hazard presented by the contaminants, and the method of rendering harmless such contamination. The development shall only be permitted to proceed in accordance with the details approved.

8. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall very good rating and a minimum of 6 credits under 'Ene1 - Reduction of CO2' Emissions has been achieved for that individual building in accordance with the requirements of BREEAM in force at the time of granting planning permission.

9. Prior to the occupation of the development hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall very good rating and a minimum of 6 credits under 'Ene1 - Reduction of CO2' Emissions' has been achieved for that building in accordance with the requirements of BREEAM in force at the time of granting planning permission.

10. Facilities shall be provided and retained within the site for the parking, turning, loading and unloading of vehicles in accordance with the approved plan and shall be completed and marked out prior to the proposed development being brought into use.

11. In relation to the carrying out of the works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management scheme, vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles. The works shall be carried out strictly in accordance with the approved details.

12. Vehicular access/egress to the adjoining highway shall be limited to the existing main entrance and access adjacent to Alexandra House, as shown on the approved plan. The existing 2 access points to the north of the site shall be permanently closed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The development shall proceed strictly in accordance with such approved details.

13. Notwithstanding the submitted lighting details, the lighting required within the site shall be further agreed in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.

14. For the demolition of the smaller ancillary garden and maintenance buildings, the standard general precautionary measures outlined in the Ecology Report from Dave Bennett dated 20th February, 2013 shall be followed. The original bat mitigation and compensation details in Mike Castle's Original Ecology reports undertaken in 2007 shall be undertaken as part of the re-building.

15. No development works of any kind shall begin until the presence of a contracted archaeologist has been secured on-site according to the prescriptions set out in a curatorial design brief and approved in writing by the Local Planning Authority. Access, at any reasonable time, shall be given to this archaeologist to enable the observations and recording of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited with the County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (01938-553670) within one month of the completion of this work with a summary of records sent to the Local Planning Authority at the same time.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interests of visual amenity.
4. In the interests of visual amenity.
5. In the interests of visual amenity.
6. In the interests of visual amenity.
7. In order to address any contamination which may be detected during site works.
8. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
9. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
10. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
11. In the interests of highway safety.
12. In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety.
13. In the interest of highway safety and visual amenity
14. In the interests of nature conservation.
15. In the interests of archaeological investigation and recording.

NOTES TO APPLICANT:

You are advised that the Council will expect the following measures to be taken during building operations to control noise and pollution:

- (a) Work which is audible beyond the site boundary shall only be carried out between 08:00 hrs to 18:00 hrs Monday to Friday, 08:00 hrs to 13:00 hrs Saturday and not at all on Sundays or Bank Holidays.
- (b) The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries shall only be received within the hours detailed above.
- (d) Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There shall be no burning on site.
- (f) Only minimal security lighting shall be used outside the hours stated above. Further details of these measures can be obtained from the Council's Pollution Control Team. Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10. Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).