

## 2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A210982	05-10-2021	Mr and Mrs T&B Evans	Proposed 3 no. glamping pods, alterations to existing access and installation of package treatment plant	Pendre, Llanfihangel-y-creuddyn, Aberystwyth, SY23 4LB	Refuse
2	A210988	06-10-2021	Mr Rob Berner (Ceredigion Sustainable Development)	Residential development of 22 dwellings together with associated access roads, landscaping and amenity space.	Land at Ger y Cwm, Penrhynoch, Aberystwyth, SY23 3EW	Approve Subject to Conditions

## 2.1. A210982



<b>Rhif y Cais / Application Reference</b>	A210982
<b>Derbyniwyd / Received</b>	05-10-2021
<b>Y Bwriad / Proposal</b>	Proposed 3 no. glamping pods, alterations to existing access and installation of package treatment plant
<b>Lleoliad Safle / Site Location</b>	Pendre, Llanfihangel-y-creuddyn, Aberystwyth, SY23 4LB
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr and Mrs T&B Evans, Pendre, Llanfihangel-y-creuddyn, Aberystwyth, Ceredigion, SY23 4LB
<b>Asiant / Agent</b>	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Tan Y Dderwen Llanrhystud, Aberystwyth, SY23 5ED

## THE SITE AND RELEVANT PLANNING HISTORY

The site comprises part of a field which is currently used for agricultural purposes in a prominent location overlooking the village of Llanfihangel y Creuddyn which lies some 600m to the west. The site is located in the corner of the field with a site area of 0.18ha.

The site has no relevant planning history, however, on land the other side of the road an application was submitted on the 6th May 2020 for the erection of an affordable dwelling to include new vehicular access and the the installation of a package treatment works (Application A200371 refers). This application was withdrawn on the 8th September 2020.

## DETAILS OF DEVELOPMENT

The application seeks full planning permission for the siting of 3 glamping pods, alterations to the existing access and the installation of a package treatment plant. The site will be accessed via the existing lane that runs to the property known as Felinucheldre which will lead to the proposed parking area. From the parking area each hut will be accessed via a pedestrian path. Improvements to the visibility splays to the junction of the farm lane with the county road and also to the entrance to the parking area will be required to meet the requirements of the Highway Authority.

The glamping pods are of two sizes and are designed to cater for couples and families. The Podlodge design is 5.90m (L) x 6.0m (W) x 2.77m (H) and the Preseli design - 6.0m (L) x 3.96 (W) x 3.05 (H).The total internal floorspace of the glamping pods is given as 95m<sup>2</sup> and it is proposed that the opening hours shall be 7 days per week.

A Design and Access Statement and Tourist Impact Assessment was submitted with the application. It states that the use of the development will be solely for tourism. This will offer accommodation for tourists to be able to visit West Wales and its surrounding attractions. The applicants currently operate a farm business with the farm house and yard being some 400m to the west on the edge of the village at Pendre. The Assessment provides a statement from the applicants which states:

*'Having been farming sheep for ten years at Pendre we have made the decision that we would like to diversify the business away from depending on sheep sales to holiday accommodation. We have made this decision due to the fluctuation and volatility of the market and a huge increase in costs for feed fertilizers and animal husbandry sundries. we believe this is the right decision to make in order to ensure that the farm is viable to sustain future generations at Pendre'.*

In terms of design the Design and Access Statement states that:

*"The appearance of the pods have been designed to be of single storey construction so that it does not detract from its surroundings and visually stand out in its environment. The proposed pods will be in horizontal timber cladding to all walls in which will complement the materials surrounding the site. The roof will be clad in a metal sheeted material which can be seen used on many agricultural buildings in the locality. To bring natural light into the spaces, anthracite grey UPVC patio doors and windows have been used. The colour of these elements will complement the timber cladding seamlessly. This selection of materials can be seen on various buildings throughout the countryside in Ceredigion. Consideration has been given to the appearance of the scheme from the county road and beyond. The siting of the proposed pods will not visible from the main road due to the topography of the land."*

The Statement goes on to provide a justification as to why the applicants believe that the proposal is policy compliant concluding that:

*"The proposal consists of a small scale development which will have minimal impact on its environment but a positive impact in the local community and surrounding area by generating income revenue and employment to many local businesses."*

## RELEVANT PLANNING POLICIES AND GUIDANCE

These Local Development Plan policies are applicable in the determination of this application:

S04 Development in "Linked Settlements and Other Locations"

LU14 Countrywide Tourism Accommodation Sites: Static and Touring Caravans.

DM06 High Quality Design and Placemaking

DM10 Design and Landscaping

DM17 General Landscape

The following Welsh Government planning policy documents and Technical Advice Notes are also applicable to the determination of this application:

Future Wales; The National Plan 2040

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

### **EQUALITY ACT 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **CONSULTATION RESPONSES**

Outlined below is a summary of the consultation responses received on the application:

**Trawsgoed Community Council** - No objections to the application in principle but there were concerns regarding the site entrance, in that it appeared that the proposed access for the glamping pods would be constructed immediately upon the existing lane access to the highway. We would ask Highways Department to look on the suitability of such an entrance arrangement over safety concerns. As a general comment, there were concerns about the recent spate of applications for glamping pods and tents that have been approved within the Llanfihangel-y-Creuddyn locality which could have a negative effect on the village scenery, especially if similar applications were to be submitted in future.

**Land Drainage** - No objections subject to the imposition of suitably worded conditions. SuD's approval is required.

**Highways** - No objections subject to the imposition of suitably worded conditions relating to access visibility splays, surface water and the proposed parking area being completed before the development is brought into beneficial use.

**Public Rights of Way** - Public Right of Way 19/23 runs in close proximity to the proposed plans. The applicant should ensure that the Bridleway remains open and available at all times.

**Natural Resources Wales** - No objections. If a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from NRW.

**Ecology** - Requirement for a detailed ecological enhancement and management scheme to be submitted and agreed to in writing prior to development commencing. The scheme shall detail how the enhancements proposed will benefit biodiversity and enhance the site, describe how the enhancements will be managed in ways that are sensitive to biodiversity, and be accompanied by a plan map which clearly identifies the locations (and extent) of enhancements.

The following neighbouring properties were also consulted on the application:

Abertrinant Farm, Llanfihangel -y- creuddyn SY23 4LG

Abertrinant, Llanfihangel -y- creuddyn SY23 4LG

A Site Notice was also erected close to the site giving a 21 day period within which representations could be made on the application. One letter of objection was received but was subsequently withdrawn. No further representations have been received as a result of the neighbour consultations or Site Notice.

## CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise".

The application site is located within the open countryside and is within an "other location" when considered under the terms of Policy S04 of the adopted Local Development Plan. Policy S04 relates to development in "Linked Settlements and Other Locations" and recognises that locations other than Service Centres require a degree of development to meet the needs of existing communities. However, they are less sustainable and in the case of economic development the policy states that development will only be permitted where:

*" a. proposed on an allocated site as set out in the Settlement Group Statements and shown on the Proposals Map; or*

*b. a site that has not been allocated and either:*

*i of "small scale" meeting a specific local need; or*

*ii. accords with TAN 6 in terms of a rural enterprise.*

*In all cases*

*4. In terms of its physical location, regardless of development type:*

*a. In a "Linked Settlement" it is located within or immediately adjacent to the substantive built form; or*

*b. In "Other Locations" it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of para 9.2.22 of PPW and TAN 2, Para 1013."*

Whilst Llanfihangel y Creuddyn is identified as a Linked Settlement the application site is some 600m to the east of the village and must accord with the requirements of TAN 6 in terms of being farm diversification.

Para 2.1.1 of TAN 6 states that:

*"The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources"*

Paragraph 3.1.2 goes on to state that:

*"Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment."*

In respect of farm diversification proposals Paragraph 3.7.1 states:

*"When considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network<sup>13 14</sup>. While initial consideration should be given to converting existing buildings for employment use, sensitively located and designed new buildings will also often be appropriate."*

Policy LU14 of the adopted LDP states, inter alia, in relation to development relating to static caravans, touring caravans, camping pitches, cabins and chaet accommodation will be considered outside of the coastal area as follows:

*" a. New sites for touring caravans, camping and cabin accomodation will be permitted provided that:*

*i. Where possible it supports strategic tourism nodes:*

*ii. It supports the role and function of the settlement within which it is proposed (or otherwise nearest settlement), where possible, by providing additional facilities that are available for use by the community;*

*iii. Facilities offered via the site do not affect the vitality of services which already exist within the nearest settlement; and*

*iv. Tourism needs and Development Impact Assessment is submitted as part of the application process."*

The supporting text to the policy states in paragraph 7.90 states that:

*"In areas outside of the Coastal Area development of new touring caravan, which includes motorhomes, and camping sites will be permitted providing that it is appropriate in relation to the location. Larger sites should be located within or adjacent to USC's and RSC's where a wider range of facilities and services should already be present. Smaller sites, which perhaps only cater for 5 pitches and offer basic facilities, can be accomodated in Linked Settlements or adjacent to farmsteads where suitably screened. This approach accords with Policies S02-4."*

Whilst the proposal can be regarded as being policy compliant in terms of farm diversification and also in respect of the criteria of Policy LU14 it is not located within/adjoining the settlement or adjacent to the farmstead which is some 400m away. In considering the application, and given the sites elevated position overlooking the village, Officers sought the re-siting of the glamping pods nearer to the farmstead in order to reduce the visual intrusion in to the landscape. In responding to this request the applicants agent stated:

*"We have considered other sites closer to the built for at Pendre but these have been ruled out for the following reasons.*

*- due to the topography of the land being predominantly hilly in this area, our client would like to keep this land free to allow the farm to extend in the future.*

*- all services are close by to the proposed site therefore having minimal impact on the environment.*

*- the proposed improvement works to the access will provide a community benefit to the current users along the land and also to road users by improving the forward visibility along the highway."*

If the glamping pods were located close to the existing farmstead on lower land then an application would be looked upon favourably. However, given the sites elevated position within the open countryside it is considered that the proposal is not in a sustainable location for new development and would harm the character and appearance of the area contrary to LDP policies S04, LU14, and National Planning Guidance contained within Planning Policy Wales and TAN 6. In reaching this decision Officers are also mindful of the recent appeal decision (1st February 2022) in respect of the erection of 4 no. holiday pods at Llethr Melyn, Trawsgoed (Appeal Ref: CAS-01347-X6P3Q3). In dismissing the appeal the Inspector stated that:

*"The proposed development would be located over 100m from the farmstead at Llethr Melyn. Whilst the proposed site is set against a backdrop of existing trees and hedges, it is an open and elevated site visible from the highway and the nearby bridleway. Although planting is proposed to mitigate impacts, the proposal is unlikely to be screened from public views and given its distance from the farmstead, would appear as an isolated and intrusive form of development. I acknowledge that the pods would be timber however they would be laid out in a regimented form and the hot tubs would be urban features that would add to the inharmoniousness of the proposal. The appellant confirms that the layout of the pods within the site has been designed to face the view. Given the single main opening of the pods and their placement on the site, it is likely that any planting would need to be kept fairly low level to maintain those views. The proposal would apper as a separate and incongruous development unrelated to the farmstead and would detract from the open and pleasant agricultural landscape.*

*I conclude that the proposal would not be a sustainable location for new development and it would harm the character and appearance of the area contrary to LDP Policies S04 and LU14, PPW and TAN 6."*

Given the above and predominately due to the sites elevated position within the open countryside it is recommended that the application be refused.

**POWER OF DELEGATION:**

The application is being reported to the Development Management Committee at the request of the local member, Cllr Meirion Davies, for the following reasons:

1. Young couple with children trying to diversify to make a living.
2. Tourists appreciate a good view.
3. No local objections to the application.
4. Proposed alterations to the existing access will provide a community benefit in terms of improving visibility to the users of the lane and users of the highway by providing a passing place.

**RECOMMENDATION:**

That the application be refused given the site's elevated position within the open countryside and being contrary to Policies S04 and LU14 of the adopted Ceredigion Local Development Plan and National Planning Policy relating to the protection of the open countryside from inappropriate development contained with Planning Policy Wales (Edition 11, February 2021) and Technical Advice Note 6 Planning for Sustainable Rural Communities.

## 2.2. A210988



<b>Rhif y Cais / Application Reference</b>	A210988
<b>Derbyniwyd / Received</b>	06-10-2021
<b>Y Bwriad / Proposal</b>	Residential development of 22 dwellings together with associated access roads, landscaping and amenity space.
<b>Lleoliad Safle / Site Location</b>	Land at Ger y Cwm, Penrhynoch, Aberystwyth, SY23 3EW
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr Rob Berner (Ceredigion Sustainable Development), Metal Products Business Park Prospect Road, WS7 0AE
<b>Asiant / Agent</b>	Mr Geraint John (Geraint John Planning Ltd), Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

## THE SITE AND RELEVANT PLANNING HISTORY

The application site is approximately 1.2ha of land situated to the east of the Ger y Cwm estate on the eastern periphery of the settlement of Penrhynoch. The land is partially undeveloped greenfield land and an existing football pitch, is neighboured by open agricultural land to its east, a small woodland area and the Nant Silo watercourse to its south and by residential development to its west. The majority of the site is part of the H1801 housing allocation in the Ceredigion LDP. The proposal forms Phase 6 of development on the allocation site (ref. H1801), with previous approved applications forming the adjacent parcels of land (refs. A160487, A170329 and A180670). To further this the site to the north benefits, form an approved reserved matters application (ref. A200562).

## DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of 22 dwellings together with associated road, landscaping and amenity space. This proposal relates to Phase 6 of the development (plots 85 – 106). The residential area is now located outside of the allocated site and into adjoining land and the proposed amenity area is located within a central position when considered with previous phases of development. The western parcel of the development site is proposed as an amenity area, which will also act as a SUDS. The amenity area will incorporate a permeable hard court 'multi use' area which will be made available to the community at large in addition to a grassed area to the south.

There will be a mix of housing types on site, including terraced, semi-detached and larger detached dwellings with four of the 22 units being designated affordable units. In terms of design, the proposed dwellings will mimic the existing design and appearance of dwellings found on the remainder of the Ger y Cwm estate.

Access is proposed through the previously approved phases of the Ger y Cwm development utilising the spine road running through the site. The access road provides a carriageway width of 5.5 metres along its length, which would be continued into the site.

## RELEVANT PLANNING POLICIES AND GUIDANCE:

### NATIONAL PLANNING POLICIES:

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 11)

### LOCAL PLANNING POLICIES:

These Local Development Plan policies are applicable in the determination of this application:

- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems

- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space
- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing

## **OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

### **EQUALITY ACT 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **CONSULTATION RESPONSES**

Cyngor Cymuned Trefeurig Community Council - Object the proposal due to the reduction in size of the amenity area.

Highways - No objection STC

Land Drainage - Comments

Natural Resources Wales - No objection STC

Dwr Cymru Welsh Water - No objection STC

## **CONCLUSION**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development

plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise”.

This application seeks permission for the residential development of 22 units which relates to Phase 6 of the Ger y Cwm estate located on the eastern periphery of the settlement of Penrhyncoch.

The vast majority of the site is formally allocated under designation H1801 in the Ceredigion LDP for residential development. Penrhyncoch is defined in the LDP as a Rural Service Centre.

Policy S01 of the LDP which covers Sustainable Growth states growth will be focused to deliver stronger, more sustainable communities to be achieved by providing opportunity for development. In delivering this growth, the County's environment and resources are protected and enhanced.

Policy S03 of the LDP deals with Development in Rural Service Centres and supports housing development within RSCs up to the housing provision level identified for the settlement group and provided it accords with the Settlement Group Statement designation and satisfies all other Plan policies.

The current housing figures for the Penrhyncoch Settlement Group show that the service centre has exceeded its housing allocation by 27 units. Out of a requirement of 105 units Penrhyncoch has seen 61 completions and a current figure of 71 units with outstanding consents. However, it is clear that there is a lack of housing delivery in adjacent settlements to Penrhyncoch, notably Bow Street and Aberystwyth, as such, it is considered material that the housing target within these settlements are considered.

Bow Street has a remaining requirement of 57 dwellings and Aberystwyth has 1116. In light of the above it is considered that the proposal for 22 dwellings will contribute to the remaining housing requirement within Penrhyncoch, as well contribute to the evident need for housing within nearby settlements, notably Aberystwyth and Bow Street. Furthermore, within the Report on LDP Housing Commitments at February 2022, it is outlined that there is a remaining requirement for the whole of Ceredigion for 2,100 residential dwellings, as such, the principle of providing 22 dwellings on site, would positively contribute to Ceredigion's housing targets.

As such it is considered that the application is in line with Policy S01 and S03 of the LDP.

As highlighted within the Ceredigion LDP, Policy LU06 (Housing Density) and within the Settlement Group Statements, the developable area for the entire allocation equates to approximately 2.95 ha and a guide density of 30 dwellings per ha. The site subject of this planning application covers approximately 1.2 hectares when including the space allocated for amenity area. Based on the guide density highlighted as part of the allocation (30 units per hectare), this site has the potential to yield 36 units. The proposed site layout successfully shows that 22 units, equating to a density of circa 16 units per hectare. This is considered to be an appropriate and evidenced 'yield' for the site, where the density is appropriate with on-site constraints, including the provision of public open space, taken into account at this stage.

Based on the size of the site and the size of the individual buildings it is the opinion that this would not represent over-development of the site and it is considered that all units would enjoy adequate parking provision and adequate private amenity space. The site has been designed so that there would be no overlooking / privacy problems. The plans show the design and appearance of the units in keeping with the character of neighbouring properties / built form of Penrhyncoch.

The settlement statement in relation to the allocated site states that open space has to be provided in addition to retaining the existing community facility (football pitch). As part of the original planning permission for the development of the whole site permission was also granted for the provision of open space totalling 0.88ha. The current application looks to halve that provision and provide an open space requirement of 0.44ha. Negotiations have taken place in relation to the provision of open space in association with the development as the LPA needs to be satisfied that there would not be a loss or reduction in open space provision unless any alternative would represent a planning gain. Agreement has been reached with the developers that a new multi purpose hard court measuring 30m x 18m will be made available for community use and a management company will be set up to manage the facility in addition to a grassed open space area. Although not to be provided at this stage, provision will be made available to enable the installation of permanent floodlighting at the facility. Conditions regarding hours of operation will be imposed on any planning permission. It is considered that this element is acceptable however, it is suggested that the provision and management of the open space including any phasing arrangements be included in the S106 agreement (in addition to the affordable housing requirement).

Matters relating to highway safety including access and parking; ecological matters and drainage and foul and surface water arrangements are acceptable and can be conditioned appropriately.

No objections were received to the proposal either from statutory consultees or third parties apart from the Community Council who object on grounds of the reduction in the amenity area contrary to what was previously agreed. As it is

proposed to introduce new community facilities to compensate for the reduction of the size of the existing amenity area it is considered that this proposed arrangement outweighs the objection received.

In conclusion, it is considered that the proposal for the residential development of this site is acceptable in principle and would represent a significant community benefit especially through the introduction of the communal multi use space area. Development of this site would also assist the Local Authority in meeting its target in relation to its housing strategy.

As such, it is recommended that the application be approved subject to conditions and the completion of a S106 agreement towards affordable housing provision and the management and phasing of the open space area.

**RECOMMENDATION:**

To **APPROVE** the application subject to conditions pending the completion of a S106 agreement towards the provision of affordable housing and management and phasing of the open space area.