

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **27<sup>th</sup> SEPTEMBER 2023**

**REPORT BY:** **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

**SUBJECT:** **APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 061125**

**APPLICATION NUMBER:** **FUL/000071/21**

**APPLICANT:** **BELLWAY HOMES NW LIMITED**

**SITE:** **PLOT H4, THE AIRFIELDS, RAF SEALAND SOUTH CAMP, WELSH ROAD, GARDEN CITY, FLINTSHIRE, CH5 2RD**

**APPLICATION VALID DATE:** **25<sup>TH</sup> JANUARY 2023**

**LOCAL MEMBERS:** **COUNCILLOR CHRISTINE JONES**  
**COUNCILLOR DALE SELVESTER**

**TOWN/COMMUNITY COUNCIL:** **SEALAND COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **DUE TO THE SCALE OF DEVELOPMENT**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

- 1.01 This is an application for the approval of reserved matters following the grant of outline planning permission on land at the former RAF Sealand, now known as the Airfields for the proposed erection of 89 dwellings on Plot H4. The original outline consent reference 061125 granted an employment led mixed use development and associated infrastructure comprising construction of accesses, roads, footpaths, cycle paths, earthworks, and flood mitigation on land at former RAF Sealand.

- 1.02 The original outline planning permission (ref. 049320) has been varied by a freestanding permission (ref. 061125) approved pursuant to Section 73 [S73] of the Town and Country Planning Act 1990 (as amended). This reserved matters application is to be considered pursuant to this latest outline planning permission (ref. 061125).
- 1.03 The Airfields site together with the neighbouring former Corus site forms part of a long standing commitment of Flintshire County Council and Welsh Government to bring forward a comprehensive, mixed use redevelopment in this area (known as a whole as the Northern Gateway) taking advantage of the strategic location and the availability of previously developed land.
- 1.04 This reserved matters application relates to plot H4 of the residential development at the Airfields, and proposes the erection of 89 no. dwellings together with associated infrastructure, recreational space and landscaping. The proposed scheme would deliver a mix of 2, 3 and 4 bedroomed properties in a variety of house types.
- 1.05 This site forms part of the wider mixed use strategic allocation including housing under Policy STR3A: Strategic Site: Northern Gateway of the Flintshire Local Development Plan. The principle of development is therefore considered acceptable in planning policy terms.
- 1.06 Issues in respect of design, layout, access, residential amenity, interface distances and flood risk have been negotiated and resolved.
- 1.07 The application is supported with a financial assessment, which argues viability implications in respect of the obligatory developer contributions sought towards the provision of affordable housing and education contributions. This assessment has been independently examined and it is considered satisfactory that a financial contribution of £277,035 is sought towards Hawarden High School together with a provision of 10% affordable housing on the site. Whilst the affordable housing is below that as set out in Policy HN3 of the FLDP, Members attention is drawn to the plan appended to this report which outlines the location and quantities of affordable housing across the entirety of the Northern Gateway site. Bearing in mind the range of locations, sizes and house types available it is considered that commitment meets with local needs and on balance it is appropriate to seek a reduced affordable housing contribution to ensure full education contributions and provision is secured.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

- 2.01 That conditional planning permission be granted, subject to the applicant entering into a Section 106 Obligation to provide:

- Payment of a financial contribution towards Education provision at Hawarden High School of £277,035.00
- Provision of 10% of dwellings to be for affordable purposes
- The establishment of a Management Company for the management and future maintenance of the onsite public open space and communal landscaping areas.

### Conditions

1. Compliance with the approved plans
2. Site levels shall be set at a minimum of 6.0m AOD
3. Installation of noise mitigation measures including acoustic glazing/ventilation

If the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within 6 months of the date of the Committee resolution, the Head of Planning be given delegated authority to REFUSE the application

## **3.00 CONSULTATIONS**

3.01 **Local Member**: No responses received at time of writing report

**Sealand Community Council**: No objections raised

**Highways Development Control**: No objections raised

**Community and Business Protection**: Provided that the noise mitigation measures as identified in the Noise Assessment are implemented then no objections raised

**Welsh Water/Dwr Cymru**: No response received at time of writing report

**Natural Resources Wales**: No objections

**Airbus**: No aerodrome safeguarding objection

**Clwyd Powys Archaeological Trust**: All archaeological matters have been dealt with in the outline planning permission and relevant conditions discharged. No objections received.

## **4.00 PUBLICITY**

4.01 Site Notice and Neighbour Notification letters posted. No responses received at time of writing report

## **5.00 SITE HISTORY**

5.01 062898

Application for approval of reserved matters following Outline Approval reference 061125 for the erection of 368 no. dwellings. – Approved 22.02.22

059938

Application for the approval of details reserved by condition nos. 7 (sustainable drainage scheme), 15 (landscaping) and 19 (construction environmental management plan) attached to planning permission ref. (058990) – Partially Discharges 13.08.19

059903

Application for the approval of details reserved by condition nos. 5, 7, 8, 9, 11, 12, 15, 17, 18, 19, 20, 21, 22, 23, 25, 27, 28, 29, 31, 32, 33, 35, 36 & 41 attached to planning permission ref. 058990 – Approved 19.08.19

059514

Application for approval of reserved matters following outline approval for the erection of 283 no. dwellings. – Approved 25.09.19

058990

Application for removal or variation of a condition following grant of planning permission. (049320) – Approved 25.10.18

058950

Application for approval of reserved matters phase 1 informal landscaping and POS following outline approval. (049320) – Approved 13.03.19

058531

Application for the approval of details reserved by condition no. 27 (construction management plan) attached to planning permission ref. 049320 – Approved 02.08.18

058514

Application for the approval of details reserved by condition nos. 5 (phasing scheme) 6 (development brief), 30 (highway works/transport implementation strategy), 34 (framework travel plan) and 38 (scheme for the layout, design and timetable for implementation of works) attached to planning permission ref. 049320 – Approved 24.08.18

058508

Application for the approval of details reserved by condition nos. 5 (construction environmental management plan) and 6 (ecological compliance audit report) attached to planning permission ref. 057404 – Approved 07.08.18

058506

Non-material amendment following grant of planning permission 057404 – Approved 06.07.18

058452

Non-material amendment following grant of planning permission 057404 Amendment to shape of area for proposed temporary stockpiles of imported fill materials – Approved 14.06.18

058244

Application for approval of details reserved by condition No5 & No6 attached to planning permission ref 057404 – Partially Discharges 17.05.18

057404

Application for approval of reserved matters following outline approval 049320 for phase one enabling works comprising an access road, surface water drainage, landscaping and engineering works to create developments platforms – Approved 09.03.18

054488

Reserved matters application for phase 1 of the highway works and associated infrastructure works following outline approval 049320 for a mixed use development and associated infrastructure – Approved 01.03.16

051764

Temporary contractors compound to facilitate flood defence strengthening works – Approved 15.04.14

051139

Discharge of condition no.24 (Framework Ecological Mitigation and Enhancement Strategy) attached to planning permission ref: 049320 – Approved 25.09.13

050730

Engineering works to provide flood defence strengthening along 1.5km of the River Dee embankment, to include sheet piling to a maximum depth below ground of 12m and a minimum height of 7.2m AOD and a proposed temporary access route and site compound – Approved 25.06.13

049320

Outline application for the redevelopment of a strategic brownfield site for an employment led mixed use development with new accesses and associated infrastructure including flood defences and landscaping. – Approved 07.01.13

**6.00 PLANNING POLICIES**

- 6.01 Flintshire Local Development Plan  
Policy STR1: Strategic Growth  
Policy STR2: The Location of Development  
Policy STR3A: Strategic Site: Northern Gateway  
Policy STR4: Principles of Sustainable Development, Design and Placemaking  
Policy STR5: Transport and Accessibility  
Policy STR11: Provision of Sustainable Housing Sites  
Policy STR13: Natural and Built Environment, Green Networks and Infrastructure  
Policy STR14: Climate Change and Environmental Protection  
Policy STR15: Waste Management  
Policy PC1: The Relationship of Development to Settlement Boundaries  
Policy PC2: General Requirements for Development  
Policy PC3: Design  
Policy PC4: Sustainability and Resilience of New Development  
Policy PC5: Transport and Accessibility  
Policy PC6: Active Travel  
Policy HN1: New Housing Development Proposals  
Policy HN2: Density and Mix of Development  
Policy HN3: Affordable Housing  
Policy EN6: Sites of Biodiversity Importance  
Policy EN8: Built Historic Environment and Listed Buildings  
Policy EN14: Flood Risk

Adopted Supplementary Planning Guidance

- SPGN No. 2 – Space Around Dwellings.  
SPGN No. 8 – Nature Conservation and Development  
SPGN No.9 – Affordable Housing  
SPGN No. 11 – Parking Standards  
SPGN No. 23 – Developer Contributions to Education  
PGN No. 13 – Open Space Requirements.

National

- Planning Policy Wales Edition 11, February 2021  
TAN 2: Planning & Affordable Housing.  
TAN 5: Nature Conservation & Planning  
TAN 11: Noise  
TAN 12: Design  
TAN 15: Development and Flood Risk  
TAN 16: Sport, Recreation & Open Space  
TAN 18: Transport

**7.00 PLANNING APPRAISAL**

7.01 Site Description

The site makes up part of the major strategic site at Deeside Airfields, the Northern Gateway.

- 7.02 The Northern Gateway site is the largest strategic site in Flintshire. The land to which this application relates is located within the Airfields part of the site. The strategic site is located approximately 1.5km north of Queensferry, adjacent to Garden City. The site comprises brownfield land formerly occupied by RAF buildings. The application site sits at the southern boundary of the Airfields site.
- 7.03 The surrounding area is a mix of agricultural land, residential land and industrial land. The site is bound by the approved residential development of Phases H3, H5, H6, H7 and H8 to the south-east of 368 dwellings which is currently being built out and Phase H1 of 283 dwellings which is nearing completion.
- 7.04 To the north-west is approved employment land within the wider Northern Gateway site. Both Full and Reserved Matters consents have been granted on these parcels with work commenced or due to commence imminently on Plots B and C.
- 7.05 On the adjacent parcel of Northern Gateway, Reserved Matters consent has been granted for housing developments; commercial units and a district centre
- 7.06 The site sits immediately adjacent to the defined settlement boundary of Garden City with the majority of the settlement located to the south. Sealand Primary School is located on the adjacent Northern Gateway land with active travel linkages available from the development plot to the school.
- 7.07 Taking in the wider context of the site, further north is Deeside Industrial park which comprises of commercial and industrial units whilst to the west is the industrial complex of Tata Steel. Queensferry is the nearest larger settlement located to the south where there is access to a range of amenities
- 7.08 Proposed Development  
The proposed development would involve the erection of 89 no. dwellings together with associated infrastructure and landscaping. The joint applicants Anwyl and Bellway will each develop broadly half of the site. Anwyl will construct 43 units and Bellway 46 units. The proposed dwellings comprise a mix of two, three and four bed dwellings comprising a mix of semi-detached and detached dwellings. All of which are two-storey in form.
- 7.10 In detail the application proposes:  
14 No. 2 bedroom dwellings  
56 No. 3 bedroom dwellings  
19 No. 4 bedroom dwellings  
The net density of the development is 33.50dph.
- 7.11 Overall, dwellings are set back from the road by a front garden and

driveway area. Dwellings are proposed to address street corners and enhance natural surveillance throughout the development. To the boundaries of the site and parcels the majority of dwellings are outward facing so there are active frontages when the site and parcels are viewed from beyond the boundaries.

- 7.12 Each dwelling is proposed with a front and rear garden, with the provision of car parking spaces either to the front or side of the respective unit. All properties are provided with designated areas for storage of waste and recycling bins.
- 7.13 The dwellings are accessed from internal estate roads which feed from the approved highways infrastructure at The Airfields. A large separation distance between dwellings and the highways infrastructure is established by landscape buffers. A number of different house types are proposed but remain similar in terms of materials and design. This provides variation and interest within the site.
- 7.14 Public Open Space (POS) is incorporated within the site layout with further POS also provided outside of the red line boundary of application. Boundary treatment comprises a mix of hedgerows and planting as well as close boarded fencing to residential gardens and railings to the site entrance and around the play areas. A boundary treatment plan is submitted with the application.
- 7.15 Careful consideration has been given to landscape design across the site, with tree lined streets and planting utilised to define private and public space. The site will be well lit and the proposals include wide pavements with grass verges to enhance the pedestrian routes, providing a safe environment and encouraging travel on foot in line with PPW11 and active travel.
- 7.16 Principle of Development  
The site forms part of the strategic mixed use development allocation STR3A: Strategic Site: Northern Gateway within the adopted Flintshire Local Development Plan.
- 7.17 Both this application site, the Airfields and the adjacent Former Corus, Garden City together make up the 'Northern Gateway', a comprehensive mixed use redevelopment which takes advantage of the strategic location and the availability of previously developed land.
- 7.18 Both component sites have the benefit of outline planning permission which as part of the approved mixed use includes a residential contribution of 1,400 new homes (cumulative) to be delivered over a phased period. The Airfields site alone has an agreed principle of 725 residential units.

- 7.19 The Northern Gateway Strategic site continues to remain an allocated site commitment in the recently adopted Local Development Plan (LDP). As such the development of this site is a key part to supporting the overall housing delivery as part of the LDP.
- 7.20 As identified above the site is located immediately adjacent to the settlement boundary of Garden City as identified in the Flintshire Local Development Plan, which is a Tier 2 Local Service Centre settlement with an array of employment opportunities and a selection of facilities and services. The site's allocation for mixed use, including the recently approved local district centre, reflects both the strategy of the Flintshire Local Development Plan and the principles of PPW11 at a national level. In this context therefore, there is a clear policy framework supporting the principle of residential development on this site.
- 7.21 Contributions and Viability  
The application is supported with a financial assessment, which argues viability implications in respect of the obligatory developer contributions sought as part of SPGN No9 (affordable housing) and No23 (education). The assessment was independently assessed on behalf of the Council by an appointed valuer and quantity surveyor in July 2023. This included a breakdown of construction costs, benchmark land values; site acquisition; estimated sales and marketing values of the properties and gross development value to determine the profit to be made. In particular, the financial breakdown focussed on so called abnormal costs which would not necessarily be expected on all residential development sites. In this case, significant infrastructure costs associated with raising the development platform to ensure that the site would be flood free in accordance with the site wide Flood Risk mitigation strategy results in abnormally large amounts of soil and material having to be brought onto the site.
- 7.22 The valuer concluded that the full developer contributions as triggered by policy (20% affordable provision and full education financial contributions of £277,035) would render the development unviable. The viability evidence is considered credible and has been accepted following the third party review.
- 7.23 However the Council requested that an alternative offer could be achieved which would satisfy the policy demand. The viability assessment concluded that a provision of 10% affordable housing and full education contributions of £277,035 could be derived from the development whilst ensuring that the site could be adequately built out. The Applicant and landowner have agreed to meet this request, which would be secured by the proposed S.106 Legal Agreement.
- 7.24 PPW11 paragraph 4.2.21 states that matters concerning viability is for the decision maker to decide on, having regard to all the

circumstances of the case ensuring that the request for community benefits is not so unrealistic that it would unreasonably impact upon the site's delivery.

7.25 Detailed matters with regards to affordable housing and education contributions will be examined in due course but as an overarching principle, the alternative offer of a reduced affordable housing provision but full education contribution is considered acceptable.

7.26 Education

Education colleagues were consulted on the application and advised that in line with SPGN No.23 the nearest and most suitable schools to the development are Sealand Primary and Hawarden High School.

7.27 They determine that based on the size of the development it is reasonable to calculate that a further 21 pupil places for primary and 15 pupil places for secondary would be generated. Additionally Education colleagues confirm that Sealand Primary school has 34 surplus places, whilst Hawarden High School has 11 places.

7.28 Accordingly, even with the proposed development and additional pupils, Sealand Primary School would still be below capacity. Therefore, no Education Contributions can be sought for this school.

7.29 However, as there will be a shortfall at Hawarden High School a contribution of £277,035 is sought to be used for an identifiable project to facilitate the additional pupil places. As detailed above this will be secured by way of the proposed Section 106 Legal Agreement.

Affordable Housing

7.30 Policy HN3 of the Flintshire Local Development Plan concerns Affordable Housing and confirms that national planning policy recognises that a community's need for affordable housing is a material planning consideration.

7.31 The Policy details that the quota of 20% affordable housing provision within the Garden City sub-market area is a target for negotiation on a site by site basis subject to detailed viability considerations. As noted above, and as Members may recall given the history of the wider Northern Gateway site, high infrastructure costs have meant that viability has impacted on the delivery of full affordable housing and other contributions across the site. On earlier phases the Council could only seek a significantly reduced contribution towards education and in some instances no affordable housing provision. As with those earlier phases, in this case a balance must be struck between providing necessary education contributions to facilitate additional need and the demand for affordable housing.

7.32 For Members benefit, appended to this report is an overview of where the Affordable Housing is to be provided across the entirety of the

strategic Northern Gateway site. As can be noted the Affordable Housing is dispersed throughout the site, providing a range of house types, sizes and locations. Whilst the provision of 10% for this site is below that as identified in Policy HN3 the provision across the Northern Gateway site is considered to meet the demand of the local area whilst still providing variety and choice for future occupiers.

7.33 It is therefore considered that the proposal meets with both local and national planning policy.

7.34 Highway Safety

Phase 3 is served by an access which has been constructed as part of the enabling works reserved works consent. The applicant has engaged with the Highways Authority with regards to the provision of private drives and sustainable travel.

7.35 Matters including parking and turning and layout are covered by conditions attached to the outline planning permission.

7.36 As Members may be aware from other applications across Northern Gateway, the outline planning permission required that off-site highway works be carried out at a particular trigger point of the development. At the time of initial consultation with Welsh Government those works had not been completed and accordingly it was recommended that a condition be imposed requiring that the works be completed prior to occupation. Both Welsh Government and the Highways Authority are satisfied that the works have now been satisfactorily completed and therefore the condition is not now necessary.

7.37 Flood Risk

The planning application proposes highly vulnerable development (residential). Natural Resources Wales (NRW) Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 3 (Rivers / Sea).

7.38 A Flood Consequences Assessment (FCA) was submitted in support of this application which demonstrates that the risks and consequences of flooding are manageable to an acceptable level.

7.39 The FCA refers to earlier hydraulic modelling work undertaken in support of the Reserved Matters application for the Plot H4 enabling works application (planning reference 063101). The modelling is based on the flood risk criteria agreed as part of the original outline permission back in 2013. The baseline modelling, which takes account of the enabling works approved under planning reference 063101, including the raised development platform, shows that no flooding of the development platform is expected in the 0.5% AEP

tidal breach and overtopping events with an allowance for climate change, or the 1% AEP fluvial event with an allowance for climate change.

7.40 The FCA states that in order to comply with the requirements of the approved Amended Flood Mitigation Plan, development platform levels should be set to a minimum of 4.77 m AOD and finished floor levels should be set to a minimum of 5.37 m AOD. The FCA (drawing no 452-H3-E310 Rev F), stating that development platform levels will be raised to a minimum of 4.95 m AOD and finished floor levels to a minimum of 5.40 m AOD.

7.41 In respect to flood risk elsewhere, it is considered that the compensatory storage provisions for prior phases of development offset the loss of floodplain storage associated with this plot, and therefore the conclusion in the FCA that this proposal is not likely to impact on flood risk elsewhere is concurred with.

7.42 Layout, Character and Appearance

The design proposal is characterised by a range of residential house types. The character of adjacent new estates is established created by partnered and other major developers forming the sites immediate context in terms of design indicators and characterisation. There is a mix of low-rise residential dwellings consisting of 2 to 4 bedroom houses, the mix consists of detached and semi- detached properties providing a street scene of modern and sympathetic architectural styles. The elevational styles and proposed materials of the dwellings complement the surrounding housing that exists in the local area. The material palette includes red brick and grey or red roofs.

7.43 The final layout has been designed to accord with the parameters set by the outline planning permission as well as local site constraints and other design considerations. Each plot has been designed to include a private garden space and dedicated parking. The layout has been designed to create a legible street pattern that is easy for use by pedestrian and cyclists. Each plot has its own landscape front gardens and secure rear gardens with areas of hardstanding allocated for bin storage.

7.44 Whilst the density of development is higher than set out in Policy HN2 of the LDP this is largely down to the choice of smaller house types. The layout has been designed to take into account appropriate interface distances to other proposed dwellings and existing dwellings as set out in SPGN No2. Space Around Dwellings. Consideration has been given to the area of POS to ensure natural surveillance and to provide buffers between the proposed housing and proposed highway infrastructure / future commercial development to the north-west.

7.45 Residential Amenity

In consideration to the siting, orientation and distance of the proposed dwellings, none of the proposed units would cause an unacceptable reduction or harm to the amenities of the any future occupiers in terms of privacy, loss of light or obtrusiveness. In terms of the size of the proposed garden depths, separation distances between the proposed dwellings etc these meet the guidelines within the SPGN No. 2 by ensuring no instances of habitable rooms directly facing and where this is the case, separation distances meet the standard of 22m.

7.46 Ecological Matters

The loss of habitats was fully assessed as part of the original outline planning application for this site and was considered to be acceptable subject to proposed mitigation. Overall, the habitats management plan as submitted with this application report demonstrates that the proposed landscaping on this site (together with other mitigation proposed outside the boundary of this application) is considered to be sufficient to mitigate for the loss of any habitats caused by the proposed development. The proposed landscaping details will support those mitigation measures and for that reason the Council's Ecologist raises no objection

7.47 Other Matters

The application has been accompanied by a comprehensive noise assessment. This has been reviewed by the Council's Community and Business Protection section who confirm that suitable noise levels can be achieved for the proposed dwellings as long as certain glazing/ventilation is used for certain dwellings.

7.48 Therefore, it is recommended that that acoustic glazing/ventilation is installed on the properties for which it is required as specified in the applicants report and other mitigation measures are adhered to.

7.49 S.106 and CIL Compliance

The infrastructure and monetary contributions that can be required from the Proposals have to be assessed under the Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 and Welsh Office Circular 13/97 'Planning Obligations'. It is unlawful for a planning obligation to be taken into account when determining a planning application for a development, or any part of a development, if the obligation does not meet all of the following Regulation 122 tests:

1. be necessary to make the development acceptable in planning terms;
2. be directly related to the development; and
3. be fairly and reasonably related in scale and kind to the development.

7.50 As triggered by the proposed scale of the development, there is a developer requirement towards secondary education. In line with

SPGN no. 23 the nearest and most suitable school to the proposed development is Hawarden High School. Following the verification of the viability assessment submitted, the Developer has agreed to provide a total payment of £277,035 towards secondary education. The money will be spent on an identifiable project at Hawarden High School. The project is confirmed by Education Services and has not received more than 5 contributions towards to date.

7.51 It is considered that the contribution required meets the Regulation 122 tests.

## **8.00 CONCLUSION**

The site forms part of the strategic mixed use development allocation STR3A: Strategic Site: Northern Gateway within the adopted Flintshire Local Development Plan. It is also located immediately adjacent to the settlement boundary of Garden City, which is a Tier 2 Local Service Centre settlement in the FLDP, with access to a variety of employment opportunities and a selection of facilities and services. The site's allocation for mixed use reflects both the strategy of the Flintshire Local Development Plan and the principles embodied in Planning Policy Wales. In this context therefore, there is a clear policy framework supporting the principle of residential development on the site.

This report details in full the areas that required approval following the outline consent. These matters include the viability claim, flood risk, highways, ecology, character and appearance and the impact on occupiers both existing and new.

It is considered that these matters have been satisfied, and I therefore recommend that planning permission is granted subject to the imposition of conditions, and the completion of a legal agreement as set out within paragraph 2.01 of this report

### **8.01 Other Considerations**

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

**LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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