

PLANNING COMMITTEE	DATE: 17/10/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

**Number: 3**

**Application Number: C22/0676/15/LL**

**Date Registered: 26/07/2022**

**Application Type: Full**

**Community: Llanberis**

**Ward: Llanberis**

**Proposal: Resurfacing and rearranging the Glyn car parks including the creation of an accessible walking path with a tarmac surface and the installation of a gravel cell surface system within the parking areas.**

**Location: Car Park, Y Glyn, Llanberis, LL55 4EL**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

PLANNING COMMITTEE	DATE: 17/10/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

## 1. Description:

- 1.1 The purpose of this application is to rearrange the three existing car parks located in Y Glyn on the banks of Llyn Padarn in Llanberis. This application relates solely to improvements to the car parks, no land use changes are proposed as a part of the application, and they will continue to be used as car parks under the management of the County Council. The work would include:
- Car Park Area Number 1: 52 x car parking bays, 3 x disabled parking bays and 9 x camper van parking bays. This area would also include an area to wash canoes/equipment measuring 6m x 3.5m with surrounding walls of 1.1-1.5m in height, a drinking water fountain, bicycle shelter with a green roof and timber cladding (to store up to 10 bicycles) measuring 5.7m x 2.1m x 2.2m in height and three EV charging points for electric cars.
  - Car Park Area Number 2: 57 x car parking bays, 1 x trailer parking bay and 13 x camper van parking bays.
  - Car Park Area Number 3: 20 x car parking bays, 2 x disabled parking bays and 4 x camper van parking bays.
- 1.2 The pedestrian path will be finished in tarmac and the road and new parking bays will be finished with cellular grids filled with gravel (to correspond with the existing finish). Light grey coloured gravel will be used in the parking bays and dark grey coloured gravel in the road area to create a visual contrast.
- 1.3 A duct will be installed in the ground for an electricity supply to the new charging points, 2 x internally illuminated bollards, pay and display points and automatic number plate recognition cameras (ANPR) will be installed. It is also intended to use the existing slates/stones on the site to create new walls and a planter for plants.
- 1.4 The applicants explain that many local people and visitors use these car parks, especially during the summer, and the areas can be excessively full and dangerous at times. There are no marked parking areas/bays and there is no specific footpath within the three different parking areas. The intention is to improve safety and the experience for users by tidying the areas and improving the facilities available.
- 1.5 The site is located outside the development boundary of Llanberis Local Service Centre and within Padarn Country Park. The site is served by an unclassified road which also serves Y Glyn Industrial Estate. The site is within a Site of Special Scientific Interest and is adjacent to the World Heritage Site. The site is partially located within a C2 Flood Zone as identified by the "Development Advice Maps" which accompany TAN 15 "Development and Flood Risk".
- 1.6 The following information was submitted in support of the application:
- Arboriculture Assessment
  - Access Statement
  - Assessment of Ecological Impacts
- 1.7 The application has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations (Wales) 2017. The proposal does not fall within any development criteria in Schedule 1 but it does fall within the development description under 10(b) of Schedule 2, Infrastructure Developments: Car Parks, as the development is within a "sensitive area" (SSSI). Having assessed the likely impact of the proposal on the environment using the selected criteria in Schedule 3 as well as the guidelines in Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is insufficient to justify submitting an environmental statement with the planning application.

<b>PLANNING COMMITTEE</b>	<b>DATE: 17/10/2022</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER</b>	

## **2. Relevant Policies:**

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 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.

### **2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS 4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

PS 5: SUSTAINABLE DEVELOPMENT

PS 19: CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT

PCYFF 1: DEVELOPMENT BOUNDARIES

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

PCYFF 4: DESIGN AND LANDSCAPING

TRA 2: PARKING STANDARDS

TRA 4: MANAGING TRANSPORT IMPACTS

### **2.4 National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

## **3. Relevant Planning History:**

C15/0345/15/LL – Engineering works to create a slipway (amended location to the previously approved application ref. C15/0022/15/LL) - Approved 17/06/15

C15/0022/15/LL – Engineering works to create a slipway - approved 19.02.15

C13/0111/15/R3 – Installation of permanent pontoon for use by rowers - approved 15.03.13

PLANNING COMMITTEE	DATE: 17/10/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

#### 4. Consultations:

Community/Town Council:	<i>"This Council welcomes the effort to improve the facilities at Y Glyn. In the Council's view it is high time to improve this area in relation to the parking and the environment. We hope that this work will bring some order to the area, and that it will be respected by residents and visitors. The lake is an important resource in the area and we assume that no aspect of the development will affect the local nature, bearing in mind the SSSI status of the lake and its banks"</i>
Transportation Unit:	No recommendation to include.
Natural Resources Wales:	Initial concerns stated regarding the lack of information about the possible impact on the protected site.  A response was provided to NRW's concerns and a further response is awaited - a further report will be provided at the Committee meeting.
Trees Unit:	Agree with the findings of the Arboriculture Assessment. Further information required regarding the mitigation measures  A response was provided to the Tree Unit's concerns and a further response is awaited - a further report will be provided at the Committee meeting.
Public Protection:	Not received
Land Drainage Unit:	Due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences.
Welsh Water	Standard guidelines for the applicant
Public Consultation:	A notice was posted on the site and the neighbours were consulted. The advertising period has expired and observations objecting to the development were received on the following material planning grounds: <ul style="list-style-type: none"> <li>• Concern that the new planting will be insufficient to compensate for the loss due to the work</li> <li>• Damaging the trees will affect the wildlife that depend on them</li> <li>• The washing equipment could lead to invasive species being introduced to the lake</li> <li>• Concern about plastic pollution being washed into the lake from the cellular grids used to contain the gravel.</li> <li>• The development would be an over-development of the site by encouraging more visitors to a site that is already busy, increasing the pressure on nature, water quality and the Welsh language in the community</li> <li>• Concern about the lack of provision for water drainage</li> <li>• The changes will damage the current informal and natural character of the site</li> </ul>

PLANNING COMMITTEE	DATE: 17/10/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

- The development promotes the use of cars
- The car parks have not been appropriately designed for groups that transport boats on trailers, in relation to parking spaces nor turning spaces
- The area is already being misused in relation to pollution, fires etc. and the plans will aggravate the situation

The following observations were also received; these are not material planning considerations:

- The proposal misses the opportunity to improve the management of the users of camper vans and outdoor pursuit centre vans
- The plans lack toilets
- Concern that pay and display machines will be introduced to the area
- A lack of information about the future management of the site
- This is a plan for visitors, with no consideration for local people
- Lack of consultation with the community when developing the plans
- Glyn Rhonwy site should be developed for visitors rather than this site
- All the application documents are not available in Welsh and English
- The management of the lake in its entirety should be considered, rather than one small part

Observations were also received supporting the development as an improvement to the area.

## 5. Assessment of the material planning considerations:

### The Principle of the Development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. Policy PCYFF 1 states that outside the development boundaries, proposals will be refused unless they are in accordance with other specific policies in the plan. However, in this case the application site is also being used for the purpose of parking, and therefore its location outside the designated boundary is unavoidable. Additionally, as the principle of the intended use has been established, the main planning considerations regarding the proposal are the impact on the environment in relation to the visual aspects and the impact on trees and habitats.
- 5.2 Strategic Policy PS 5: Sustainable Development, commits the Planning Authority to support developments where it can be shown that they are consistent with sustainable principles. This policy prioritises the use of previously developed land and the promotion of high-quality design standards that positively contribute to the local area. It is noted that this plan will provide an opportunity to improve the parking resources in this location, and ensure that the three areas are enhanced and better organised for the benefit of users and the long-term management of the site. Having said that, it is inevitable that there will be some impact on the environment as a result of this work, and these are discussed further below.

<b>PLANNING COMMITTEE</b>	<b>DATE: 17/10/2022</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER</b>	

### **General Amenities**

- 5.3 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new developments as far as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the area in general.
- 5.4 This development is in a busy location within one of North Wales' most popular visitor attractions, such as Parc Padarn. Having said that, this is a brownfield site that is already being used as a car park with indefinite parking spaces and the surface is in poor condition. The development would essentially formalise the use of the site by clearing and resurfacing it but this, unavoidably, would have a visual impact by changing the nature of the site to be more urban, especially as it is intended to fell some trees and scrub in order to introduce the new arrangements. However, proposals for replanting have been submitted, that would entail doubling the area of woodland compared to the loss, and the response of the Trees Unit and NRW are awaited to these proposals. Ultimately, the details of the planting scheme could be included as a condition on the planning permission, and by securing an appropriate landscaping scheme in accordance with policy PCYFF 4 of the LDP it is believed, after some time, that the site can blend in fairly comfortably to its surroundings, particularly considering that significant wooded areas would continue to surround the area, and that natural growth would return to soften the impacts.
- 5.5 Overall, it is considered that the arrangement of the proposed development is in keeping with the location in an acceptable manner. The bicycle store would be a fairly low structure, with the walls clad with timber to be in keeping with its wooded location, and the cleaning facility would also be clad with stone / slate from the site. It is not considered that the proposed changes will cause significant harm to the amenity quality of the site or the local neighbourhood compared to what could occur without planning permission, and therefore it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

### **Highways matters**

- 5.6 The Transportation Unit had no objection to the proposals in relation to the safety of the highway and it is considered that the parking arrangements are acceptable. The bicycle shelter would encourage the use of sustainable transport methods, while installing a solid footpath will facilitate access for people with mobility problems. Given the above, it is considered that the proposal is in accordance with the requirements of policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity and Trees**

The site is within a Site of Special Scientific Interest; an initial Ecological Evaluation was submitted, which concluded that it was unlikely that the proposed plan would lead to significant residual impact on the important ecological features in the long-term, if all the mitigation and compensation measures proposed by the report were followed.

- 5.8 Following the initial observations of Natural Resources Wales, further information regarding the proposal was submitted, which noted:
- There would be no change to the arrangements relating to the disposal of surface water from the site.
  - The water from the equipment washing facilities would be collected in a soakaway under the washing area
  - No water would be disposed of directly into the lake.
  - The work of replanting trees would be led by an ecologist
  - The scheme would avoid extremely sensitive environmental features

PLANNING COMMITTEE	DATE: 17/10/2022
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

- There would be a security company on site during school holiday periods to prevent overnight parking and antisocial behaviour.

5.9 In addition, the Trees Unit confirmed that the Arboriculture Impact Assessment (IAI) was of an acceptable standard and they suggested that all the measures to safeguard trees and woodlands noted in the Assessment should be followed. The Trees Unit was also eager to receive further details about the replanting scheme, and this was accepted by the applicant. A further response to these proposals from the Trees Unit is awaited, but ultimately this could be ensured by means of a planning condition.

5.10 It is considered, upon receipt of positive responses from Natural Resources Wales and the Trees Unit to the further information submitted, and fact that the proposal is essentially to neaten and formalise the existing site, without any significant change of use, that the impact of the development is acceptable in relation to Policy PS 19 of the LDP.

### **Other matters**

5.11 A number of observations were received on the application that related to regulatory and public expenditure matters that, despite being valid concerns, are not material planning considerations for this application. The LPA is required to consider each planning application on its own merits and this site is the sole matter for consideration in this case.

### **6. Conclusions:**

6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any relevant planning policy within the LDP, that the proposed development is appropriate for the site and that it would help achieve an objective of strategic importance to the County Council. Consideration was given to all material issues and it is not believed that the proposal is likely to cause any unacceptable detrimental impact to nearby residents or the community in general.

### **7. Recommendation:**

7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to receiving positive comments from Natural Resources Wales and the Trees Unit relating to the further information submitted in response to the initial observations:

1. Time
2. Compliance with the plans
3. Highway conditions
4. To act in accordance with the recommendations in the Ecological Impact Assessment
5. To act in accordance with the recommendations in the Arboriculture Assessment
6. Any other necessary Biodiversity /Arboriculture conditions.

### Notes

1. Welsh Water
2. Natural Resources Wales
3. Land Drainage Unit