

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

Number: 2

Application Number: C22/0570/22/LL

Date Registered: 14/07/2022

Application Type: Full

Community: Llanllyfni

Ward: Penygroes

Proposal: Erection of a three-storey storage unit, with an office block and mezzanine, and link to existing building.

Location: Lock Up, Self Storage, Penygroes, LL54 6DB

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 A full application to erect a three-storey storage unit, with an office block and mezzanine, and side extension to link the proposed building to the adjacent existing building. The proposed building would be split into two sections, with the main three-storey building for storage and the substantially smaller second section for a small kitchen and visiting room on the ground floor and an office on the first floor. The building would measure 34 metres in length, 15.5 metres in width and 11 metres high. It is intended to cover the building with steel sheets and display a sign on the eastern and western gable end of the building. Note that the sign is not part of this application as it is regulated by different regulations and, should the application be approved, an application would be required for a sign permit.
- 1.2 The site is served by an unclassified road within the industrial estate. The proposed building is located between two existing buildings, with the southern building within the applicant's ownership; the plan shows a link between the proposal and the building in question. The plans show that the proposed building would be approximately 4 metres higher than the adjacent existing building. The southern and northern images on the elevation plan compare the height of the building to the site's boundary with the trunk road. It is intended to provide three additional parking spaces (including one disabled parking space) to the existing spaces, which would make a total of 14 parking spaces over the existing and proposed site.
- 1.3 The applicant states that the development would create one full time post and two part time posts.
- 1.4 The site is located within an industrial estate and the Penygroes development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan and the site is designated as a secondary site for employment use (B1, B2 and B8) in accordance with Strategic Policy 13 (Providing opportunities for a prosperous economy) and Policy CYF 1 (Safeguarding, allocating and reserving land and units for employment use) of the Joint Local Development Plan. It is also noted that the site is safeguarded for waste use in accordance with Policy GWA 1.
- 1.5 The following were received as part of the application:
- Carbon Reduction Statement
 - Pre-application Consultation Report
 - Design and Access Report and Statement

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

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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 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PS 6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF4: Design and Landscaping

PCCYFF 5: Carbon Management

PS 13: Providing opportunities for a prosperous economy

CYF 1: Safeguarding, allocating and reserving land and units for employment use

PS 19: Conserve and where appropriate enhance the natural environment

AMG 5: Local Biodiversity Protection

PS 20: Protecting and where appropriate enhancing heritage assets

PS 21: Waste Management

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 23: Economic Development (2014)

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3. Relevant Planning History: (Adjacent site)

3.1 C07A/0456/22/LL - Sub-division of existing industrial yard to form three yards - one of which includes existing building to be sub-divided into four units, RTS Scaffolding Yard - Approved on 25-07-2007 (Adjacent site)

C12/1410/22/LL - Delete condition 3 attached to planning permission C07A/0436/22/LL to be able to use the site for storage (B8 Use), R J & S Scaffolding Ltd - Approved - 07-12-2012 (Adjacent site)

4. Consultations:

Community/Town Council: No response.

Welsh Government: Trunk Roads
I refer to your consultation of 14/07/2022 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road does not issue a direction in respect of this application.

Natural Resources Wales:
We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018): Therefore, we have no observations to make on the proposed development.

Note that our decision not to provide observations does not mean that there may not be a possibility for the proposed development to affect other interests, including environmental interests of local importance.

The applicants should be informed that it is they, together with planning permission, who are responsible for ensuring that they obtain all the permits/permissions relevant to their development.

Welsh Water:
Draw the applicant's attention to the existing public drain on the site and no objection to connect the proposal to the public sewer system.

Transportation Unit:
I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.

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Water and Environment Unit: Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

**(SuDS Approval Body
Comments)**

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

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. The information provided shows that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. A consultation with the SuDS is recommended.

Footpaths Unit: Comments - I refer to the above application. It does not appear that there are any Rights of Way recorded that will be affected by this proposal.

Public Consultation: A notice was posted on the site and in the press, and nearby residents were informed and no response was received. It is noted that industrial property is mainly located around the building.

5. Assessment of the material planning considerations:

The principle of the development

5.1 In accordance with Policy PS 13 and Policy CYF 1 of the Plan, the site is protected for employment use in class use B1, B2, B8 and some suitable 'unique' uses. Policy CYF 1 safeguards land and units on existing employment sites listed below for employment / business enterprises and each site is indicated on the Proposals maps. As use B8 (storage) is intended on the site, it is noted that the principle of the proposal complies with use safeguarded by means of policies PS13 and CYF 1.

Visual amenities

5.2 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their

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surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that they limit the risk and danger of flood water run-off and prevent pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.

- 5.3 The proposal entails the erection of a building of substantial size and height on the western outskirts of an industrial estate. The site is located between two buildings and near a boundary *clawdd* with the adjacent trunk road. The plans submitted with the application show that the building is substantially higher than the nearby buildings and boundary *clawdd*. It is considered that the building would create a high, prominent and incompatible feature from the trunk road to the detriment of the area's visual amenities. It is realised that elements of the existing buildings nearby are visible from the Penygroes bypass but the height and scale of the proposed building would stand out as an inconsistent feature in the development pattern and draw attention, and substantially add, to the man-made features that are visible from that road. Although the site forms part of the industrial estate, it must also be borne in mind that the site abuts with open countryside where the landscape is much more sensitive to change.
- 5.4 It is noted that it is intended to cover the building with dark coloured sheets and a condition can be imposed to enforce this on any permission; however, it is not considered that this would reduce the negative impact of the building on the landscape. Due to their size, height and scale, the existing buildings are screened by existing *clawdd* and vegetation; however, it must be borne in mind that this vegetation is mainly deciduous plants and, therefore, the building would be much more prominent in the winter. It is noted that planning officers had already expressed concerns regarding the proposal verbally to the applicant before the report was prepared for the committee, but no attempt was made by the applicant to respond to the concern. In those circumstances, it is considered that the proposal is contrary to Policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan.

General and residential amenities

- 5.5 The application was advertised on the site and in the press, and nearby residents were notified. No response was received. The site is located amongst industrial buildings and approximately 160 metres from the nearest residential houses to the north and across the trunk road. It is likely that those houses would see the building as part of the industrial estate and, although this would affect the views of the houses (which is not a material planning matter), this would not be a substantial planning concern. It is also likely that the proposed storage use would not affect the amenities of residents of houses to the north. In those circumstances, it is not considered that the proposal is contrary to the objectives of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

Transport and access matters

- 5.6 The proposal involves erecting a new building with parking provision. The plan shows that the applicant is the owner of the adjacent existing building to the south and the proposal would add three parking spaces to the existing parking provision. The site is located within an industrial estate with access to the estate road. There is no intention to change the existing access. Observations were received from the Welsh Government (Trunk Roads) and the Council's Transportation Unit stating that they had no objection. It is not considered that the proposal is

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contrary to Policies TRA 2 and TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan.

The Welsh Language

5.7 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. It is noted that the surface area of the units is 1140m² and the area threshold to submit a Welsh Language Statement as noted in Policy PS1 has been reached. As a result, a Welsh Language Statement would need to be submitted with the application. The applicant was not requested to prepare and submit such a statement as this would not change the views of the Planning Service in terms of the visual impact. However, without an appropriate assessment, it is not possible to assess the impact of the proposal on the language. Therefore, the application as it is, is contrary to Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan.

6. Conclusions:

6.1 Having considered the proposal in the context of relevant policies it is deemed that the proposal is not acceptable for approval. Due to its scale and size, it is considered that the building would be an incompatible addition that would have a significant negative impact on the appearance and character of the area, which is contrary to Policies PCYFF2, PCYFF3, PCYFF4 and PS 19. The proposal is also contrary to policy PS 1 as it is not possible to assess the impact of the development on the language. Having weighed-up the above and having given full consideration to all material planning issues, it is considered that the proposal does not satisfy the aims of the planning policies named below.

7. Recommendation:

To refuse – reasons

1. The proposal due to its size, scale and location would create an incompatible and intrusive development in the landscape and would therefore have a significant impact on the area's visual amenities contrary to policies PCYFF2, PCYFF3, PCYFF4 and PS 19 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted on 31 July 2017.
2. It is not possible to assess the application against Strategic Policy PS1 within the Anglesey and Gwynedd Joint Local Development Plan as a Welsh Language Statement was not received as part of the application.