

COMMITTEE:	Council
DATE:	22 October 2009
TITLE:	Application C09D/0108/44/R4 – Use of existing building for storage, sorting and transfer of recycled materials as well as existing storage and office use
PURPOSE OF REPORT:	To consider the decision of the Central Planning Committee to grant the application.
ARGYMHELLIAD:	Accept the recommendation, subject to planning conditions.
AUTHOR:	Aled Davies, Head of Regulatory Department
PORTFOLIO LEADER:	Councillor Gareth Roberts

1. INTRODUCTION

- 1.1 The reason for reporting this matter is as a result of the required number of Members giving formal notification requesting that the application be reported to the Full Council, following the decision of the Central Planning Committee.
- 1.2 This report does not provide details of how the application was assessed as there is a detailed planning report attached to this report. The planning report refers to all the relevant information received since the application was submitted, as well as a list of the most up to date planning policies following the adoption of the Unitary Development Plan. In addition, the planning report also includes the full planning conditions.

2. CONCLUSIONS

- 2.1 The Central Planning Committee granted the application, subject to conditions, in accordance with the recommendation of Officers. It is considered that this decision is in accordance with the relevant planning policies of the Unitary Development Plan as well as regional and national planning guidance, and that there is therefore no justification to refuse this application.
- 2.2 It is considered that to overturn the decision of the Central Planning Committee would be contrary to the local planning policies which have only recently been adopted by the Full Council. Refusing the application would also be contrary to regional and national planning guidance. This could undermine the Council's planning processes.

3. RECOMMENDATION

- 3.1 That the Council grants the application, subject to conditions, in accordance with the decision of the Central Planning Committee.

4. APPENDICES

- i) Appendix '1' - Minutes of Dwyfor Area Planning Committee 15 June 2009
- ii) Appendix '2' - Minutes of Central Planning Committee 8 September 2009
- iii) Appendix '3' - Plans details and observations relevant to the application
- iv) Appendix '4' – Relevant policies of Gwynedd Unitary Development Plan
- v) Appendix '5' – Correspondence received over the period

5. BACKGROUND PAPERS

- i) Planning Application File C09D/0108/44/R4
- ii) Gwynedd Unitary Development Plan 2009
- iii) Planning Acts
- iv) Planning Policy Wales March 2002
- v) Technical Advice Note (Wales) 11 – Noise
- vi) Technical Advice Note (Wales) 12 - Design
- vii) Technical Advice Note (Wales) 15 – Development and Flood Risk
- viii) Technical Advice Note (Wales) 18 – Transport
- ix) Technical Advice Note (Wales) 21 - Waste