

PLANNING COMMITTEE	DATE: 24/04/2017
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	FRONDEG, PWLLHELI

**Number: 10**

**Application Number: C17/0156/33/LL**

**Date Registered: 08/02/2017**

**Application Type: Full - Planning**

**Community: Buan**

**Ward: Efailnewydd/Buan**

**Proposal: Construction of a portal frame building to relocate a vehicle repairs business and improvements to the access, exterior hard-standing, drainage and landscaping**

**Location: Land near Bryn Hyfryd, Rhydyclafdy, Pwllheli, Gwynedd, LL537YP**

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

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## 1. Description:

- 1.1 This is a proposal to construct a commercial garage to relocate a vehicle repairs business. The proposal would involve constructing a portal frame, creating an access, installing hard-standings, drainage and landscaping. The garage itself would measure 24.2 metres long and 12 metres wide. The garage would be 4.6m high to the eaves and 5.4m high to the ridge. The building's exterior walls and roof would be finished in green coloured profiled sheets. The majority of this building would be single-storey and would include a workshop area and a MOT test bay. A two-storey part would be located towards the western side of the building, including an office area and storage area on the ground floor and then a canteen and storage area on the first floor. It is intended to install four roller shutter doors on the northern side of the proposal. An access would be created to the site and visibility splays would be created for the access by removing the existing *clawdd* that runs along the county road. It is proposed to erect a new *clawdd* within the visibility splays of the access and also it is proposed to erect a *clawdd* to the west, north and east of the site that will be planted with indigenous species. It is also proposed to plant outside the *cloddiâu* which will add to the visual screening of the site.
- 1.2 As part of the application, a planning statement and details of alternative sites considered was submitted.
- 1.3 The site lies in the countryside and the development boundary for Rhydyclafdy is located to the east of the site. The site lies within a Landscape Conservation Area and is also within the Llŷn and Bardsey Island Landscape of Historic Interest. The Llŷn Fens Conservation Area and the Cors Geirch Site of Special Scientific Interest are located around 60 metres to the north-east of the site. A class 2 road (B4415) abuts the site to the south. Houses are located in the vicinity of the site towards the east and there is extant planning permission for houses to the south of the site.
- 1.4 The application is submitted to Committee as it is an application that the Head of Regulatory Department believes should be referred to Committee.

## 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 Unitary Development Plan.
- 2.2 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 7 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 set out below, 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 **Gwynedd Unitary Development Plan 2009:**

POLICY B3 - DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING – Ensure that proposals have no adverse effect on the setting of Listed

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Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

**POLICY B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS** – Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

**POLICY B12 – PROTECTING HISTORICAL LANDSCAPES, PARKS AND GARDENS** - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

**POLICY B15 – PROTECTION OF NATURE CONSERVATION SITES OF INTERNATIONAL SIGNIFICANCE** - Refuse proposals which are likely to cause significant damage to nature conservation sites of international significance unless they conform to a series of criteria aimed at managing, enhancing and safeguarding the recognised features of such sites.

**POLICY B16 – PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES** - Refuse proposals which are likely to cause significant harm to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing the recognised features of the sites.

**POLICY B22 – BUILDING DESIGN** - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

**POLICY B23 – AMENITIES** - Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

**POLICY B25 – BUILDING MATERIALS** - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

**POLICY B27 – LANDSCAPING SCHEMES** - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

**POLICY B32 – INCREASING SURFACE WATER** – Refuse proposals that do not include flood minimisation or mitigation measures that will reduce the volume and rate at which run off reaches and flows into rivers and other water courses.

**POLICY B33 – DEVELOPMENTS THAT CREATE POLLUTION OR NUISANCE** - Protect public amenities, health and the natural or built environment from high levels of pollution.

**POLICY B34 – LIGHTING AND LIGHT POLLUTION** - Ensure that proposals do not significantly impair the amenity of neighbouring land uses and the environment.

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POLICY C1 – LOCATING NEW DEVELOPMENT - Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where off-street parking is needed and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the necessary parking spaces on another nearby site.

POLICY D7 – RURAL WORKSHOPS OR SMALL-SCALE INDUSTRIAL UNITS/BUSINESSES OUTSIDE DEVELOPMENT BOUNDARIES – Proposals will be approved if it can be shown that the development site is the most suitable location to meet the need and comply with criteria relating to using existing buildings or in exceptions, using a site which is physically linked to a development boundary or near a group of existing buildings or a previously used site, scale, type and design of the development, reducing the visual impact of the development, and no need for a new dwelling to serve the development.

2.4 **Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)**

- TRA 2: Parking standards
- TRA 4: Managing transport impacts
- PCYFF 1: Development criteria
- PCYFF 2: Design and place shaping
- PCYFF 3: Design and landscaping
- PS 10: Providing opportunities for a prosperous economy
- CYF 5: Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry
- PS 16: Protect and/or enhance natural environment
- AMG 1 Special Landscape Areas
- AMG 4: Local Biodiversity Conservation
- PS 17: Safeguarding and/or enhancing heritage assets
- AT 1: Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens

2.5 **National Policies:**

- Planning Policy Wales (Edition 9, November 2016)
- Technical Advice Note 5: Planning and Nature Conservation
- Technical Advice Note 6: Planning and Sustainable Rural Communities
- Technical Advice Note 11: Noise

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Technical Advice Note 12: Design  
 Technical Advice Note 18: Transportation  
 Technical Advice Note 23: Economic Development

**3. Relevant Planning History:**

- 3.1 C16/1048/33/YM – Pre-application enquiry regarding the proposal that is the subject of the application. Refer that evidence needs to be submitted to show that there are no alternative sites available, note concerns about the visual amenities of the proposal as well as the amenities of the local neighbourhood.
- 3.2 Although irrelevant to the site of the current application, Members' attention is specifically drawn to the fact that this is an application to erect a new commercial garage in order to move the business from a site in open countryside, which has been the subject of many applications and an appeal and which is also the subject of an enforcement notice on the site of Hendre Wen, Gallt y Beren, Rhydyclafdy.

**4. Consultations:**

Community/Town Council: Not received.

Transportation Unit: I confirm that I have no objection to the proposal. The proposed plan includes a new access on a satisfactory scale for the proposal with the boundary set back in order to create satisfactory visibility splays on either side. As well as these measures, it is recommended that the 30mph speed restriction in the village should be extended beyond the proposed site at a cost to the applicant.

The application notes a proposal to provide only seven parking spaces and notes a proposal to employ seven members of staff and there is no specific number of parking spaces for customers or for cars being repaired; however, it is obvious from the plans that it is proposed to provide a substantially sized yard and it is assumed that the surface area of the yard will be sufficient to accommodate many more. It is recommended to include conditions / notes in respect of the access and parking area.

Natural Resources Wales: **Observations of 9 March 2017**

We recommend that you should only grant planning permission if the plans can satisfy the following requirements and that the following conditions are attached to the permission. These would address substantial concerns that we have noted. Therefore, we would not object provided that you satisfy the requirements and include the conditions on any planning permission.

**Surface Water Drainage**

Porous tarmac and a full oil storage syphon have been noted within the application. These two systems are independent of each other. The applicant may intend to use porous tarmac in areas where there is a risk of oil spillages, and normal tarmac / concrete and syphon in areas where there is a higher risk.

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Requirement - the applicant to confirm the areas served by the porous tarmac and oil syphon. The applicants will confirm the drainage system to be used for specific sections of the site.

Before a decision is made on the planning application, we will need confirmation from the applicant regarding the proposed surface treatment and drainage system for the site, or confirmation that different sections of the site will be surfaced in a different way and confirmation of the drainage system to be used for specific parts of the site.

Pollution Prevention

Due to the nature of the development and the possibility that substantial volumes of fuel and chemicals will be stored on the site, we ask for a condition to be included to ensure suitable bunding for the tanks.

Waste

Need to register as an exception to any waste imported to the site for building.

Protected Sites

The proposed development site is located approximately 60 metres from the Llŷn Fens Special Area of Conservation (SAC) and the Cors Geirch Site of Special Scientific Interest (SSSI). We consider that the development is unlikely to have a harmful impact on the integrity of the SAC or function of the SSSI.

**Observations of 29 March 2017**

We refer to further information submitted by the applicant dated 10 March 2017 and we confirm that the information that is relevant to the surface and the drainage of the site is acceptable. We do not have an objection to the application. You may need to consider including a condition on any permission that the surface and drainage of the site adhere to these plans. Also, we remind you of the condition we recommended in our letter dated 9 March regarding tank bunding.

Welsh Water:

Advise including a condition regarding surface water / land drainage on any planning permission.

Public Protection Unit:

We do not have major concerns about the application in terms of noise nuisance for local residents. However, I note that the applicant states that the workshop will only be open from 9am until 5pm on Monday to Friday in order to reduce the impact on local people.

Therefore, I wish to recommend that these working times are imposed as a condition on any planning permission if the application is approved.

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Biodiversity Unit: The site is on level agricultural improved grazing land; therefore it is of a very low Biodiversity value. A substantial length of *clawdd* with a hedge on it will be lost when the development will be undertaken. There is an intention to mitigate against this, as well as the visual impact by moving a *clawdd* and planting additional trees to landscape. I am supportive of these measures. I wish to include a condition that a list of tree species to be planted is sent to the authority for approval within a specific period after permission is granted.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and letters/correspondences in support of the application were received on the following grounds:

- An important business in the area.
- The importance of small businesses to the area's economy.
- Do not wish to see the company close down.
- Offers an essential service to the area.
- Creates employment.
- Question why permission is not granted on the existing site.
- Supports local businesses.
- Impact on other businesses should it close.
- Works through the medium of Welsh.
- Loss of jobs and possibly those staff would have to move from the area if it closed.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 Policy C1 states that land within the development boundaries of towns and villages will be the main focus for new developments and that new supplementary buildings, structures and facilities will be refused in the countryside unless the development is approved by another policy in the Plan. An example of one exception is employment enterprises that facilitate diversification in the rural economy.

5.2 Policy D7 of the GUDP states that proposals will be approved for small scale workshops/industrial units/business units if it can be shown that the development site is the most suitable location to supply the need and provided that the criteria in the policy are complied with. In terms of the criteria, an existing building should be used or, in exceptions where there are no existing suitable buildings available, that the site is physically related to an existing development boundary, adjoins an existing group of buildings or is a previously developed site; that the scale, type and design of the development is appropriate for the building or site and the immediate surroundings and is compatible with other existing nearby uses; that the proposal includes adequate new boundary treatment and sensitive landscape measures to alleviate the visual impact of the proposed development; and that a new dwelling is not necessary to serve the development.

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- 5.3 The intention of policy D7 therefore is to permit small-scale industrial/business development that is in keeping with rural areas. The proposed building would have a floor surface area of approximately 290 square metres and a hard-standing would surround the building. It is considered that this is a small-scale development. It is also requested that the site is justified as the most suitable to meet the need. The applicant submitted information on a number of sites that he has considered and that are unsuitable or unavailable for various reasons. From the information submitted, it appears that an effort has been made to seek an alternative site, including sites on or near existing industrial sites, and no suitable alternative site is available. It is considered that the information submitted in this respect is sufficient to meet the requirements of policy D7 of the GUDP.
- 5.4 Criterion 1 of Policy D7 states that an existing building should be used, or in exceptions where no suitable existing building is available, a site that is physically linked to the development boundary, or close to an existing group of buildings or previously used site. The proposal would not make use of an existing building but the site itself is located immediately by the village's development boundary. The development boundary is located along the eastern boundary of the site. Although the site itself abuts the development boundary, the building is located approximately 19 metres from the boundary. In this respect, the building would appear slightly separated from the village. However, from the information submitted with the application, it is understood that an electricity line crosses the eastern boundary of the site and that the layout of the site has taken into account safety zones in relation to the electricity line. Although there would be some distance between the nearest building towards the east, it is understood that the proposal would be located comparatively close to the buildings in the village and when the houses with extant planning permission on the southern side of the county road would be constructed, the proposal would appear as if it is located within a group of buildings. Consequently, it is considered that the proposal complies with criterion 1 of policy D7.
- 5.5 Criterion 2 of Policy D7 states that the scale, type and design of the development should be suitable for the building or site and the immediate vicinity and that it is in keeping with existing uses nearby. The proposal is for a building measuring approximately 24 metres by 12 metres with a height of 5.4 metres to the ridge. The building would be a steel portal type and would be clad in Juniper green coloured sheets. The land that is the subject of the application is above the nearby road and the plans submitted show an intention to excavate the land so that it is levelled for the work of building the garage. This excavation work would vary within the site but up to 1 metre of land would be excavated in parts. This would mean that the garage would be located lower than the current land level. The cross-section of the site that shows the proposed garage in relation to the nearby property to the east shows that the ridge of the garage's roof would be lower than the ridge of the nearby house. It is not considered therefore that the garage would stand out prominently compared to nearby property. When travelling into Rhydyclafdy from the direction of the west, the garage would be seen against the built form of the village. When travelling through the village of Rhydyclafdy towards the site from the east, the garage would not stand out prominently and it is likely that it would only be visible when passing the site. The garage itself from looking at it from the nearby county road would appear like an agricultural building as the four roller shutter doors would be located on the northern elevation of the building facing the fields. It is inevitable that a building of this type would be seen in more extensive views, in particular from higher ground. However, due to its finish and its location near the village, it is not considered that it would stand out as a completely separate building and consequently, it is not considered that it would have a detrimental impact on the character of the Landscape Conservation



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Area. Therefore, it is considered that the scale of the proposal is acceptable for the site in terms of its appearance from the perspective of criterion 2 of Policy D7. Also, in light of the above, it is considered that the proposal is acceptable in relation to Policies B10, B22 and B25 of the GUDP.

- 5.6 Criterion 3 states that the development should include sensitive landscaping measures and suitable measures to deal with the new boundaries of the development. In order to create a suitable access, it means that approximately 120 metres of *clawdd* / hedge running along the front of the site would need to be removed. This would open up the site. The submitted plans show a proposal to plant a hedge / new *clawdd* on the inside of the visibility splays. In addition, it is proposed to plant a *clawdd* and a hedge on top along the western, northern and eastern boundaries of the site. Therefore, visually, it is considered that this proposed landscaping would compensate against the loss of the existing *clawdd*. Since the pre-application advice was presented, the plans have been amended to include more landscaping including the 80 metre *clawdd* with a hedge on top located on the northern boundary. The details submitted neither refer specifically to the height of the proposed *cloddiau* nor refer to the exact plants intended to be planted on top of the *cloddiau*. However, a condition could be imposed in this respect if the application is approved. As part of the landscaping details, it would also be possible to request a long-term landscaping management plan. This would be of assistance to alleviate the visual impact of the proposal and therefore it is considered that the proposal is acceptable in relation to criterion 3 of Policy D7 and also in terms of Policy B27 of the GUDP.
- 5.7 It is also noted that criterion 2 of Policy D7 states that the scale, type and design of the development is in keeping with existing uses nearby. The site abuts the development boundary of the village of Rhydyclafdy and the application site abuts a dwelling house in the village. There is also extant permission to build two houses on the southern side of the county road adjacent to the site. Due to the location of the proposal in relation to the nearby houses, concern was voiced in relation to the amenities of the local neighbourhood as part of the response to the pre-application enquiry. It is likely that the majority of the work associated with the proposal would take place within the building itself and it would be possible to include a condition, should the application be approved, to ensure that no repairs are carried out outside the building. The building has been designed in such a way that the four roller shutter doors would face towards the north-facing field and not towards any nearby dwelling house. There is approximately 19 metres between the building and the boundary of the curtilage of the property to the east of the site. That property is on a lower level and there is an existing hedge on the eastern boundary between the application site and the nearby house. In addition, it is proposed to erect a *clawdd* and plant on top of it on the eastern boundary of the development. This and the existing hedge would act as a buffer between the proposal and the house closest to the site. In addition, observations were received from the Public Protection Unit on the application. It did not have major concerns about the application in terms of noise nuisance for local residents. These observations note that the applicant has stated that the workshop will only be open from 9am until 5pm, Monday to Friday in order to reduce the impact on local people. Therefore, the Public Protection Unit recommends that a condition restricting the hours to what is noted above is included on any planning permission. No exterior lights are proposed, except for one light above the reception / office door located on the western side of the building and away from nearby dwelling houses. If it is decided to approve the application, a condition could be included that any lighting plan is to be agreed and that no other exterior lights are installed without permission from the Local Planning Authority. Considering the Public Protection Unit's observations on the proposal, the fact that the roller shutter doors would face

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the field and not the houses and the fact that the hedges on the eastern boundary of the site are to be reinforced by erecting a *clawdd* with growth on its top, it is not considered that the proposal would cause significant harm to the local neighbourhood in terms of its scale, type and design. Therefore, it is considered acceptable in relation to criterion 2 of Policy D7 and also Policy B23, B33 and B34 of the GUDP. Natural Resources Wales have recommended a condition in relation to building bunds around the tanks for safety reasons.

- 5.8 In terms of criterion 4 of Policy D7, it is not considered that a dwelling house would be required to serve the development.
- 5.9 In light of the above, it is considered that the principle of the proposal is acceptable in terms of Policy D7 of the GUDP.
- 5.10 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The current 'Development Plan' is the Gwynedd Unitary Development Plan (2001-2016) and the Joint Local Development Plan for Gwynedd and Anglesey (JLDP) will replace the UDP as the 'development plan' once it is adopted. It is hoped that the Joint LDP will be adopted during July 2017.
- 5.11 When dealing with any planning application the statutory test should be your first consideration at all times, i.e. it is necessary to determine planning applications in accordance with the development plan, unless other relevant considerations state otherwise. The Joint LDP is now a material planning consideration for the purposes of development control - see paragraph 3.1.3 Planning Policy Wales that states:  
*"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies ..."*
- 5.12 Although many policies have been discussed in detail during the Gwynedd and Anglesey Joint Local Development Plan Hearings, we will not know for certain what the contents of the Plan will be until the Inspector presents his binding report.
- 5.13 Paragraph 2.14.1 of Planning Policy Wales states:  
*"...thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances."*
- 5.14 In this case, the JLDP policies as noted in 2.4 above are material and as these policies are consistent with the policies of the Unitary Development Plan, it is considered that the recommendation of this report is consistent with the emerging policy.

### **Economic Matters**

- 5.15 The proposal is being developed in order to relocate the garage business from its current site to the application site. From the information submitted as part of the application, it is understood that the existing business is successful and employs seven local people (3 full-time and 4 part-time). It is also understood that the business serves the agriculture industry in the area. Therefore, relocating the business to the site in question would ensure the continuation of the business that contributes towards the rural economy. TAN 6: Planning for Sustainable Rural Communities (2010) is

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supportive of diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity on suitable sites to be used within or near settlements. Policy D7 of the GUDP reflects the national guidance and promotes the location of suitable small businesses near the boundaries of settlements in order to support the sustainability of the rural economy.

### **Conservation Matters**

- 5.16 The site is located within the Llŷn and Bardsey Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the historic landscapes if the impact of proposals is on such a large scale that their impact would be greater than merely a local impact. It is considered that impact of its location and size would be local and it would not have a wider impact on the historic landscape. Therefore, the proposal is not considered to be contrary to Policy B12 of the GUDP.
- 5.17 Capel Rhydyclafdy, situated approximately 40 metres to the south east of the site on the southern side of the county road, is a grade II listed building. Considering the location of the proposal in relation to the Chapel, the distance between them and the fact that extant permission exists for the construction of two dwelling houses to the west of the chapel, it is not considered that the proposal would disturb the setting of the listed building. Therefore, it is considered that the proposal is acceptable in relation to Policy B3 of the GUDP.

### **Transport and access matters**

- 5.18 Access would be gained directly to the site off the B4415 which is a class 2 road. The proposal includes the creation of a new vehicular access with visibility splays. The Transportation Unit submitted observations confirming that they had no objection to the plans. The Transportation Unit states that the plans include a new access on an acceptable scale for the proposal and where the boundary would be set back in order to create satisfactory visibility splays on either side. The Transportation Unit noted that only seven parking spaces have been earmarked for the plans and that there is a proposal to employ seven members of staff and that there is no specific number of parking spaces for the customers or for cars that are being repaired. However, it is obvious from the plans that it is proposed to provide a substantial yard and it is assumed that the surface area of the yard is sufficient to accommodate many more. It is recommended that the village's 30mph restriction is extended beyond the proposed site at the applicant's cost. The applicant has been aware of this since the pre-application enquiry and the applicant has noted his satisfaction to do this as part of the planning statement. In light of the above, it is considered that the proposal is acceptable in terms of road safety and parking spaces. Therefore, it is considered that the proposal is acceptable in relation to Policy CH33 and CH36 of the GUDP. It is recommended to include conditions / notes in respect of the access and parking spaces in line with the recommendation of the Transportation Unit.

### **Biodiversity matters**

- 5.19 The site currently forms part of a field. A *clawdd* and hedge would be lost in order to create the access. The Biodiversity Unit's observations were received on the observation. These observations state that the site is on level agricultural improved grazing land, therefore it is of a very low biodiversity value. A substantial length of *clawdd* with a hedge on top will be lost when the proposal is developed; however, it is intended to alleviate against this, as well as the visual impact, by moving a *clawdd*

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and planting additional trees to landscape and the Biodiversity Unit is supportive of these measures. The Biodiversity Unit recommends including a condition that a list of tree species to be planted is sent to the authority for approval within a specific period after permission is granted.

- 5.20 The proposed development site is located approximately 60 metres from the Llŷn Fens Special Area of Conservation and the Cors Geirch Site of Special Scientific Interest. Natural Resources Wales confirmed that they consider the development as one that is unlikely to have a harmful impact on the integrity of the Special Area of Conservation or on the function of the Site of Special Scientific Interest. It is considered that the proposal is in accordance with Policy B15 and B16 of the GUDP.

## 6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

## 7. Recommendation:

- 7.1 To approve – conditions
1. Commencement within five years.
  2. In accordance with plans.
  3. The building to be of a green colour BS 12 C 39.
  4. Submit and agree upon a plan for the erection of the *clawdd* and landscaping as well as submit a long-term landscaping management plan.
  5. Implement the landscaping plan.
  6. *Cloddiau* to be erected prior to the commencement of use.
  7. Opening hours Monday - Friday, 9am - 5pm.
  8. Highways conditions
  9. Suitable bunds to be built for the tanks.
  10. Welsh Water Condition
  11. Lighting plan to be agreed and no other exterior lights to be installed without written permission from the Local Planning Authority.
  12. No vehicles to be repaired outside the building.