

PLANNING COMMITTEE	DATE: 16/10/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	DOLGELLAU

**Number: 5**

**Application Number: C17/0718/03/LL**

**Date Registered: 24/07/2017**

**Application Type: Full - Planning**

**Community: Ffestiniog**

**Ward: Bowydd and Rhiw**

**Proposal: Application to demolish existing office building and erect a new office/workshop building.**

**Location: The Old Station Yard, Llwyn Gelli Industrial Estate, Blaenau Ffestiniog, Gwynedd, LL41 3NE**

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

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## 1. Description:

- 1.1 This is an application to demolish an existing office building and to construct a new building, to include an office and workshop, on an existing business site in the Llwyn Gelli industrial estate, Blaenau Ffestiniog. The new building would have a floor space of 627m<sup>2</sup> (ground floor workshop), with 126m<sup>2</sup> of office space on the first floor. The new building would be 10.7m in height to the roof ridge and the walls and roof would be of metal profiling in a Blue Slate colour. There is already one workshop on the site and it is intended to retain that building.
- 1.2 It is intended to use the new building to extend and improve D & C Jones' civil engineering business facilities by providing a modern workshop for the maintenance of the company's vehicles, and extended offices to replace the current offices that no longer meet the business' needs.
- 1.3 The site is located within an established industrial estate within the development boundary of Blaenau Ffestiniog Urban Service Centre as defined in the Gwynedd and Anglesey Joint Local Development Plan.
- 1.4 The application is submitted to the Committee as it is for a commercial building with a floor area of over 500m<sup>2</sup>.

## 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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Gwynedd and Anglesey Joint Local Development Plan. (July 2017)**  
PS 13: PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY  
CYF 6: RE-USE AND ADAPT RURAL BUILDINGS OR A RESIDENTIAL UNIT FOR BUSINESS USE OR CONSTRUCT NEW UNITS FOR BUSINESS/INDUSTRY  
PCYFF 2: DEVELOPMENT CRITERIA  
PCYFF 3: DESIGN AND PLACE SHAPING  
TRA 2: PARKING STANDARDS  
TRA 4: MANAGING TRANSPORT IMPACTS

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## 2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.

Technical Advice Note 23: Economic Development (2014)

## 3. Relevant Planning History:

C99M/0095/03/LL : An application to use the site and the building for contractors and agricultural plant and commercial vehicles repair depot and heavy engineering, where equipment will be dismantled, repaired and reconditioned without complying with condition 3 of planning permission C98M/0097/03/LL. Also temporary use for a period of 18 months to build, experiment and develop a small scale prototype for producing lightweight aggregate from slate waste - Approved 20/09/99

C98M/0097/03/LL : Full application for extension to industrial unit - Approved 04/08/98

## 4. Consultations

Community/Town Council:	No objection
Transportation Unit:	No objection
Welsh Water:	Suggested observations and notes for the applicant
Biodiversity Unit:	No objection
Fire Service:	No observations to submit.
Network Rail:	Observations for the applicant
Welsh Government (Transportation Department):	Welsh Government does not wish to comment on this application.
Public Consultation:	A notice was posted on the site and a consultation was held with neighbours. The consultation period has ended and no correspondence was received.

## 5. Material Planning Considerations:

### The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Gwynedd and Anglesey Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The main policy relevant to the principle of this plan is Policy CYF 6 which encourages the approval of proposals to construct new units for business / industrial use subject to a series of criteria. These include:

*That the scale and nature of the development is acceptable given its location and size of the building in question:*

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In this case, given that this is a site within an existing industrial estate which includes a number of buildings of a similar size, it is considered that this development is completely suitable for the location.

2. *That the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby*

There would be no significant change in the nature of the use of the site, and there is no likely impact on other nearby land uses.

- 5.2 Another fundamental policy consideration is Strategic Policy PS 13 of the LDP which aims to facilitate economic growth by supporting various aspects of the local economy, which includes supporting the economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth. This is a scheme to extend an existing business at an appropriate scale for its site within the current development boundary, and it is considered that the application satisfies the requirements of policy PS 13 of the LDP.
- 5.3 When considering the above, it is considered that the principle of this development is consistent with the Joint Local Development Plan's strategy.

#### **Location, Design and Visual Effect**

- 5.4 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the overall area. In addition, developments are required to:

- Contribute to, and improve, the character and appearance of the site
- Respect the site and surroundings in terms of its location in the local landscape.
- Use appropriate materials

- 5.5 Due to its location in an existing industrial location it is not considered that the building will harm the appearance of the site or disrupt the visual amenities of the area in general. It is also considered that the design of the proposed development will be in keeping with the location. The development would improve the appearance of the site as it would lead to the removal of the old 'pre-fab' building which houses the existing offices, and would also offer an opportunity to locate more vehicles and machinery indoors. It is not considered that the building would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

#### **Visual, general and residential amenities**

- 5.6 Due to the location, design and size of the building, it is not considered that there would be any significant harmful impact to private amenities or the amenities of the neighbourhood in general arising from the development and therefore it would be acceptable under Policies PCYFF 2 and PCYFF 3 in relation to amenities.

#### **Transport and access matters**

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- 5.7 Neither the Council's Transportation Unit nor the Welsh Government's Transportation Unit had any objection to the proposal; in fact the plan was amended on the recommendation of the Transportation Unit to ensure that there would be no damage to a retaining wall near the adjacent highway. Given the above, it is considered that the proposal complies with TRA 2 and TRA 4 of the LDP.

**6. Conclusions:**

It is considered that the use, design and proposed materials are acceptable and that they will not impair the amenities, character or appearance of the site, nor the surrounding area. All material considerations have been addressed when determining this application; however, this has not changed the recommendation.

**7. Recommendation:**

To approve – conditions:

1. Five years.
2. Development to comply with the approved plans.
3. Materials
4. Only grey / blue colours

Notes

1. Welsh Water
2. Network Rail