

PLANNING COMMITTEE	DATE: 15/01/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 8

Application Number: C17/1124/11/LL

Date Registered: 23/11/2017

Application Type: Full - Planning

Community: Bangor

Ward: Garth

Proposal: Variation of condition 2 of planning permission C16/0229/11/LL in order for the temporary marketing suite to remain on site for an additional 2 years

Location: Marketing Suite, Y Bae, Beach Road, Bangor, LL57 2SE

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1 This is an application to vary a condition on a previous planning permission (C16/0299/11/LL) in order for the temporary marketing suite to remain on site for an additional two years. Two time extensions have already been granted, the latest permitting it to remain on site until 31/03/18.
- 2 The building is used as a housing sales centre associated with the residential development permitted on the Bae site nearby.
- 3 The floor surface area of the building measures approximately 7.2m x 4.7m with a height of approximately 3m. There are six associated parking spaces, one of them designated for disabled people, with a pathway between the parking spaces and the building. The marketing cabin is located opposite the Crosville Social Club near the entrance to the new estate, within the Bangor development boundary.
- 4 This application is submitted to Committee as three or more observations which contradict the Officer's recommendation have been received.

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 Act (Wales) 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 **Gwynedd and Anglesey Joint Local Development Plan 2011-26 adopted 31 July 2017**
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
- 2.4 **National Policies:**
Planning Policy Wales Edition 9, November 2016
Technical Advice Note (TAN) 12: Design (NCT)

3. Relevant Planning History:

- 3.1 C16/0229/11/LL Vary condition 2 of planning permission C14/0185/11/LL in order for the temporary marketing suite to remain on site for an additional two years:

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Approved 12 April 2016

- 3.2 C14/0185/11/LL Application for the variation of condition 2 of planning permission C12/0171/11/LL in order to retain the building until 31.03.2016: Approved 11 April 2014.
- 3.3 C12/0171/11/LL – Application for the temporary siting of a building to enable the selling of houses in association with planning permission C09A/0410/11/LL together with associated car parking and paths: Approved 29 March 2012
- 3.4 C09A/0410/11/LL Demolish existing buildings on the Dickies Boatyard site, creation of roundabout and vehicular access from Strand Street via Medway Road to the site, creation of a footpath from the site to Garth Road and the erection of 72 residential: Approved 6 January 2012.

4. Consultations:

Community/Town Council: Object on the grounds that it does not need to be retained as the development has been completed.

Transportation Unit: No objection, no impact on any road.

Natural Resources Wales: Natural Resources Wales has no objection to the application on the grounds of flood risk due to the variation of the condition. We have no further comments.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ends on 22 December 2017. At the time of preparing the Committee report, seven objections had been received, on the grounds of:

- No grounds for the retention of the cabin – the majority of the units have been sold
- The building is not open often
- No application or permission for more houses
- The empty building is likely to attract vandalism
- The building is not in keeping with the area

5. Assessment of the material planning considerations:

The principle of the development

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- 5.1 The marketing cabin is located near the entrance of the residential estate and is used to sell and market the units on the site. The housing development has been completed but it is understood that some of the units remain on the market. An extension of an additional two years has been requested to retain the cabin until all the units have been sold. The cabin is located within the development boundary of Bangor and is of a reasonable size and location, and is therefore considered as being acceptable in principle.

Visual and general amenities

- 5.2 The marketing cabin's image and appearance remain in an acceptable condition without harming the visual amenities of the site, nor the surrounding area. It is not considered that the cabin, or its occasional use would have a significant detrimental impact on the amenities of the nearby residents. Therefore, it is considered that the cabin is acceptable to be retained for two additional years as it complies with the requirements of policies PCYFF 2 a PCYFF 3.

Response to the public consultation

- 5.3 Several objections have been received to the proposal, which are detailed above. The need for a marketing cabin has been questioned, given that the residential development has been completed and that there is no application or planning permission for more houses in the vicinity of the unit. As some of the existing residential units continue to be unsold, it is not considered that it is unreasonable to permit the time extension. There are no signs that the cabin attracts vandalism as it is an open public location. Due to the scale of the cabin, its location within the development boundary and its acceptable appearance, it is not considered that there is reason to refuse the time extension in this case. A temporary condition will be set to restrict the extension to an additional two years.

6. Conclusions:

- 6.1 Having considered the proposal against the observations of the objectors and the requirements of relevant local and national policies, it is considered that the proposal continues to be reasonable and that the application to extend the period to locate the cabin for an additional two years can be permitted, with the condition noted below.

7. Recommendation:

- 7.1 To approve – conditions
1. In accordance with the plans
 2. The unit must be removed within two years of the permission date.