

PLANNING COMMITTEE	DATE: 05/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	PWLLHELI

**Number: 6**

**Application Number:** C17/1145/18/LL

**Date Registered:** 04/12/2017

**Math y Cais:** Full - Planning

**Community:** Llanddeiniolen

**Ward:** Bethel

**Proposal:** Shed for forestry use, a trackway and parking space (part-retrospective application)

**Location:** Coed Bach Pengraig, Argraig, Seion,  
Llanddeiniolen, Caernarfon, Gwynedd, LL55  
3AG

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

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## 1. Description:

- 1.1 This is a full, part-retrospective application for the erection of a store for forestry use (to keep tree trunks dry) along with a parking space, and retention of a 35m long trackway that serves the shed from the local roads network, on a site measuring 0.4ha. The foundation work for the shed has already begun and the finished shed will be 5m wide, 6m long, and 5m high to the ridge and will be triangular in shape. Externally, the shed's covering will be green-coloured corrugated steel with timber doors measuring 2m x 2m. The size and design of the shed is slightly smaller than a similar building for forestry purposes that was recently permitted on a nearby site, reference C16/0568/18/YA. The trackway to serve the shed is already in place and has a slate/shale surface. The intention is to use the shed to keep tree trunks dry for the applicant's personal use.
- 1.2 The site is located on the western outskirts of a coppice known as Pen y Graig Woodland on the western outskirts of the Seion settlement north of Bethel. To the north is the Parc Nant y Garth woodland, 120m to the east are residential dwellings, approximately 50m to the south is the dwelling known as Pen y Graig, and to the west is agricultural land. This application was submitted following prior confirmation by the Local Planning Committee that it would not be possible to deal with the development via a notice as work has already begun on site.
- 1.3 The application was submitted to Committee since four letters of objection were 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 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017:-**
- Policy PCYFF2 - development criteria.
- Policy PCYFF3 - design and place shaping.
- Policy TRA4 - managing transport impacts.
- Policy AMG5 - local biodiversity conservation.

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## 2.4 National Policies:

TAN5 Planning and Nature Conservation (2009).

TAN12 Design (2016).

## 3. Relevant Planning History:

- 3.1 Notice referenced C17/0984/18/YA for the erection of a shed for forestry purposes - confirmed in November 2017 that a full application would be required as development work was already under way on the site.

## 4. Consultations:

Community/Town Council: No response.

Transportation Unit: No objection.

Natural Resources Wales: No objection.

Biodiversity Unit: No objection.

Public Consultation: A notice was placed on the site and neighbouring residents were informed. The advertising period has ended and four anonymous letters were received objecting on the following grounds:-

- Retrospective development having a detrimental impact on the visual amenities of the area.
- No need for a track-way or parking spaces for the shed.
- Considering the size of the site, such a large shed is unnecessary.
- The development would have a detrimental impact on wildlife such as bats.

Objections that are not material planning matters were received:-

- Laying down an electrical cable for the site.
- Applicant had already felled a number of trees (this activity does not require planning permission as a tree preservation order is not in place).
- Doubts about the applicant's future plans for this particular site.

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy PCYFF2 of the LDP states that proposals that would have a significant impact on the health, safety or amenities of the occupiers of local property, other land or property uses, or the characteristics of the local area due to an increase in activities, disturbance, vibration, noise, dust, fumes, litter, drains, light pollution or other forms of disturbance or pollution, will be refused. 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 to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass, 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 surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents 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. To this end, therefore, and by taking this assessment into account, it is believed that the proposal is acceptable in principle.

### Visual amenities

- 5.2 The shed is located on the western outskirts of an established coppice known as Pen y Graig on the outskirts of the settlement of Seion. The nearest public right of way is approximately 149m south west of the site. The structure of the forestry shed would be triangular, and covered with green corrugated steel (an appropriate dark green shade could be ensured through imposing a condition on any planning permission). Although the foundations of the shed have been laid on a plateau within the site, and despite receiving objections about the visual impact of the shed, it not believed that it would be a substantial incompatible structure within the local landscape considering its setting, design and appearance in the coppice. It is not believed that the associated trackway which has been created within the site along with the parking space would undermine the area's visual amenities, considering the informal nature of the trackway/parking space and that they have been surfaced with natural, porous material which will enable the growth of greenery on the surface of the slate/shale. It is therefore deemed that the proposal is acceptable on the grounds of the requirements of Policy PCYFF3 of the LDP.

### General and residential amenities

- 5.3 The closest dwelling to the site of the shed is located approximately 60m to the south-east, and other residential dwellings within the settlement of Seion lie approximately 120m away to the east. Considering the scale and nature of the shed along with its use for carrying out forestry activities, it is believed that the development will not substantially impact the general and residential amenities of nearby residents on the grounds of noise nuisance. It must also be taken into account that there are no planning restrictions on felling the existing trees within the coppice as a tree order is not in place; furthermore, the objections mentioned above do not refer to the development's detrimental impact on the residential amenities of nearby residents. To this end, therefore, and subject to the inclusion of a condition on any planning permission restricting the use of the shed to agricultural/forestry use along with the applicant's personal use, the application is believed to be acceptable based on the requirements of Policy PCYFF 2 of the LDP.

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### **Transport and access matters**

- 5.4 The site is connected to the local roads network through a private track that also serves residential dwellings and the coppice that is parallel to the site of the application known as Parc Nant y Garth. The Transportation Unit has no objection to the application as the site is beyond the local adopted roads network and its size is unlikely to impact the local roads network. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy TRA4 of the LDP.

### **Biodiversity matters**

- 5.5 Since the site is located within an established coppice, the Council's Biodiversity Unit was consulted. It was confirmed that the shed would help control the Rhododendron on the site and would, therefore, increase the coppice's biodiversity value. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy AMG5 of the LDP.

## **6. Conclusions:**

- 6.1 Having considered the observations and responses received, all the policies and material planning matters, it is not believed that the development will have a significantly negative effect on the area's visual and residential amenities, road safety, and biodiversity; and considering this assessment it is not believed that this part retrospective proposal is contrary to these relevant policies.

## **7. Recommendation:**

- 7.1 To approve – conditions:-
1. In accordance with the plans.
  2. External elevations to be in dark green.
  3. Restrict the use to forestry use.
  4. Restrict the development to the applicant's personal use and not for business use.
  5. Steel profile covering to be of a dark green colour.