

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

Number: 4

Application Number: C21/0546/00/LL

Date Registered: 09/06/2021

Application Type: Full

Community: Barmouth

Ward: Barmouth

Proposal: Conversion of lower ground and ground floor of building into a farm shop including a wooden advertising box on the forecourt.

Location: Richmond House High Street, Barmouth, Gwynedd, LL42 1DW

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

1. Description:

- 1.1. The application involves converting part of the lower floor and ground floor of a building from residential use to a farm shop. The lower floor would include two storage areas for the shop, a food preparation room and toilet and the farm shop would be located on the ground floor. On the lower floor it is proposed to close an internal opening to separate the shop from the existing plant room. The remainder of the building would continue with its residential use. The existing window on the north-eastern elevation would be replaced with double doors and a new timber shop front surround. As part of the development, it is also intended to install a wooden advertisement box in the property's forecourt.
- 1.2. The site lies within the development boundary and within a town centre designation. It is also within a Conservation Area, a Special Landscape Area and the Mawddach Landscape of Outstanding Historical Interest. A class 1 road runs towards the east and there is a path connecting the High Street and Jubilee Road to the north of the site. There is a mix of businesses, shops and flats near the site.
- 1.3 The application is submitted to the Committee as the applicant is a Local Member.

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 (Wales) Act 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, adopted 31 July 2017**
 - PS 1 – The Welsh Language and Culture
 - TRA 2 – Parking standards
 - TRA 4 – Managing transport impacts
 - PS 5 – Sustainable developments
 - PCYFF 2 – Development criteria
 - PCYFF 3 – Design and place shaping
 - PS15: Retail town centres
 - MAN 1: Proposed developments in town centres
 - PS 19 – Conserving and where appropriate enhancing the natural environment

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

AMG – Special Landscape Area

PS 20 – Conserving and where appropriate enhancing cultural assets

AT 1 – Conservation areas, world heritage sites and registered historic landscapes, parks and gardens

Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, February 2021.

Technical Advice Note 4: Retail and Commercial Developments

Technical Advice Note 12: Design

Technical Advice Note 18 – Transport

3. **Relevant Planning History:**

3.1 C98M/0140/00/LL – change of use from residential / shop to residential / bed and breakfast (10 letting rooms) – refused 21 September 1998.

3.2 5/51/269A – change of use from former surgery to ground floor shop and flat above – approved 9 April 1992.

3.3 5/51/269 – change of use of surgery to house and guesthouse – approved

4. **Consultations:**

Community/Town Council: Not received.

Transportation Unit: No recommendations as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road. The site is central within the town and can be reached on foot from a number of nearby streets and car parks. The site also abuts an adopted link path which allows access by foot not only from the high street but also from Jubilee Road and the nearby car park. No conditions or notes to offer on the application in this case.

Welsh Water: Propose standard notes for the applicant regarding works to the sewerage system and water supply.

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

Public Protection Unit: Not received.

Public Consultation: A notice was posted on site and in the press, and nearby residents were informed. The advertisement period has expired and no response was received.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Strategic Policy 15 of the LDP seeks to protect and improve the vitality and viability of town centres and their retail, service and social functions. In accordance with Policy PS 15 and MAN 1 town centres are protected for uses that are associated with town centres such as retail, commercial and leisure uses, provided the scale and type of development is appropriate to the size, character and function of the centre and provided the proposal complies with the criteria listed in the policy. Criteria 1 to 4 of Policy MAN 1 state:-

1. They improve town-centre attraction, vitality and viability;
2. The proposed development either by itself or in combination with others, would not undermine the centre's retail role;
3. The proposed use is in keeping with nearby uses;
4. The development does not create an excessive amount of empty frontages.

5.2 The proposal would create a new retail attraction on the ground floor of the property and would contribute towards the vitality and viability of Barmouth town centre. The proposed retail use would contribute to promoting the role of the town centre as a retail centre and would not undermine the retail role. There are a variety of retail, commercial and leisure uses in the site area along with residential use, mainly in shop/ business flats. It is therefore considered that the proposal in question is in keeping with nearby uses and that a farm shop on the ground floor and lower floor would not have a detrimental impact on these nearby uses. As this is a retail proposal it would not contribute to the number of vacant shop frontages. It is therefore considered that the proposal complies with the relevant criteria of policy MAN 1.

5.3 The principle of the proposal is therefore considered acceptable in terms of Policy PS 15 and MAN 1 of the LDP in terms of promoting the vitality and viability of town centres.

Visual amenities

5.4 The external adaptations include replacing the window with double doors and a new timber shop front surround and installing the wooden advertisement box in the forecourt. It is considered that the design of the new double doors/ shop frontage is acceptable and that the timber finish is in keeping with the location of the property within a Conservation Area. It is also considered that the wooden advertisement box is in keeping with the area. It is considered that the external changes that are proposed as part of the applications are ones that are in keeping with the building and the area and would not have a detrimental impact on the area's visual amenities. These external changes are also in keeping and suitable for the site that is within a Conservation Area, a

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

Special Landscape Area and a Landscape of Outstanding Historic Interest. It is not considered that these external adaptations would affect the character and appearance of these designated sites. It is therefore considered that the proposal is acceptable in terms of Policy PCYFF 3, PS 19, AMG 2, PS 20 and AT 1 of the LDP.

General and residential amenities

- 5.5 The site is situated in the town centre where there is a mix of retail, commercial, business and residential uses. It is considered that the proposal in question is in keeping with nearby uses and that changing the use of the lower floors would not have a significant impact on the amenities of the local neighbourhood. The policies also promote the vitality of the town centre where the site is located. It is therefore considered that the proposal would not cause significant detrimental harm to the amenities of the local neighbourhood and that it is acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.6 The site lies centrally within Barmouth town centre. There are some parking spaces on the street and parking spaces within walking distance of the site. It is also considered that the site is accessible on foot and bicycle and there is also a bus and train station within walking distance of the site. The site is therefore accessible to a number of travelling modes. The Transportation Unit provided observations on the proposal and had no objection to the proposal. The observations received note that the site is central within the town and can be reached on foot from a number of nearby streets and car parks and as the site abuts an adopted link path this will enable access on foot not only from the high street but also from Jubilee Road and the nearby car park. It is considered that the proposal is acceptable in terms of road safety and complies with Policy TRA 2 and TRA 4 of the LDP.

Linguistic matters

- 5.7 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report are highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the Maintaining and Creating Distinctive and Sustainable Communities Supplementary Planning Guidance. The development in question does not meet any of the thresholds in Policy PS 1 of the LDP.
- 5.8. Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is necessary to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.9 It has been given to understand that the enterprise in question is part of a diversification scheme of a 850 acre upland farm and that the shop will be run by the applicant's wife with the support of the applicant and their family of four who are all Welsh speakers. Given that the family members all speak Welsh it is considered that the language will be promoted as part of the business. It would be possible to impose a condition that any signs that would be required for the business

PLANNING COMMITTEE	DATE: 06/09/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

would be Welsh and / or bilingual. In doing so, it is considered that the proposal is acceptable in terms of the content of the SPG and policy PS 1.

6. Conclusions:

- 6.1 Having considered the above and all material planning matters fully including local and national policies and guidance, it is deemed that this proposal to change the use of the lower floor and ground floor to a shop is acceptable and complies with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions -
1. Commence within five years.
 2. In accordance with plans.
 3. Welsh and / or bilingual signs