PLANNING COMMITTEE 17-10-22

Present:

Councillors: Edgar Owen (Chair)
Elwyn Edwards (Vice-chair)

Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Anne Lloyd Jones, Gareth A Roberts, John Pughe Roberts, Huw Rowlands, Gareth Coj Parry and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Elan Mared Lloyd (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Craig ab Iago and Kim Jones

1. APOLOGIES

Apologies were received from Councillor Cai Larsen

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following members declared that they were local members in relation to the items noted:

- Councillor Huw Wyn Jones (a member of this Planning Committee), in item 5.1 (C22/0662/11/LL) on the agenda.
- Councillor Craig ab Iago (not a member of this Planning Committee), in relation to item 5.2 (C22/0570/22/LL) on the agenda.
- Councillor Kim Jones (not a member of this Planning Committee), in item 5.3 (C22/0676/15/LL) on the agenda.

The Monitoring Officer highlighted that Councillor Medwyn Hughes (a Local Member in relation to application 5.1 on the agenda) had a personal interest in the item and that he had been advised not to participate in the discussion.

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 26 September, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

5.1 APPLICATION NUMBER C22/0662/11/LL

Hillgrove School, Ffordd Ffriddoedd, Bangor, Gwynedd, LL57 2TW

Change of use of a former school (Use Class D1) to a hostel (Use Class C2), which offers living support for residents including an extension and associated building work.

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that additional information had been submitted by the applicant and it was suggested that Members should defer a discussion on the application so that Planning officers could have an opportunity to respond to the observations and adapt the report accordingly. It was also suggested that it would be beneficial for Members to visit the site to assess the suitability of the area for the application's use.

b) It was proposed and seconded to defer the application.

RESOLVED: to defer

Reasons:

- **Provide officers with the opportunity to assess late observations received from the applicant and to adapt the report accordingly.**
- **Conduct a site visit to assess the suitability of the area for the application's use.**

5.2 APPLICATION NUMBER C22/0571/45/MG

Lock Up, Self Storage, Penygroes, LL54 6DB

Erection of a three-storey storage unit, with an office block and mezzanine, and link to existing building.

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that it was a full application to erect a three-storey storage unit, with an office block and mezzanine, and side extension to link the proposed building to the adjacent existing building. The proposed building would be split into two sections - the main three-storey building for storage and the substantially smaller second section for a small kitchen, visiting room and an office on the first floor. The building would measure 34 metres in length, 15.5 metres in width and 11 metres high.

It was reported that Policy PCYFF 3 stated that proposals, including extensions and alterations to existing buildings and structures, would be permitted provided they conformed to a number of criteria including that the proposal complemented or enhanced the character of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respected the context of the site and its place within the local landscape.

It was highlighted that the proposal entailed the erection of a building of substantial size and height on the western outskirts of an industrial estate on a site between two buildings and near a boundary *clawdd* with the adjacent trunk road. It was explained that plans submitted with the application indicated that the building would be substantially higher than the nearby buildings and boundary *clawdd* and, therefore, it would create a high, prominent and incompatible feature from the trunk road to the detriment of the area's visual amenities.

It was accepted that elements of the existing buildings nearby were visible from the Penygroes bypass but the height and scale of the proposed building would stand out as an inconsistent feature in the development pattern and draw attention, and substantially add, to the man-made features that were visible from that road. Although the site formed part of the industrial estate, it was highlighted that the site abutted with open countryside where the landscape was much more sensitive to change.

Due to their size, height and scale, it was noted that existing buildings were screened by existing *clawdd* and vegetation; however, the vegetation was mainly deciduous plants and, therefore, the building would be much more prominent in the winter.

In the context of matters relating to the Welsh Language, it was noted that the applicant was not requested to prepare and submit such a statement as it would not change the views of the Planning Service in terms of the visual impact. However, without an appropriate assessment, it was not possible to assess the impact of the proposal on the language.

Having considered the proposal in the context of relevant policies it was deemed that the proposal was not acceptable for approval. Due to its scale and size, it was considered that the building would be an incompatible addition that would have a significant negative impact on the appearance and character of the area (which was contrary to Policies PCYFF2, PCYFF3, PCYFF4 and PS 19). The proposal was also contrary to policy PS 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) as it was not possible to assess the impact of the development on the language.

b) Taking advantage of the right to speak, the Local Member made the following points:
    - He supported the application
    - The application addressed economic (created jobs locally), environmental (intention to improve the building and utilise a carbon neutral ethos) and social (supported local enterprises) matters
    - No linguistic statement as the company already existed and employed Welsh-speakers
    - The proposal was located in an industrial estate
    - The company was part of a local litter-tackling initiative in an attempt to have a tidy industrial estate

- The application responded to the requirements of the Well-being of Future Generations Act
- It was a matter of opinion - the proposal would only be visible from the bypass
- It would not deteriorate the view - it was possible to plant trees in the space between the road and the building
- The application concurred with policies
- That a nearby building was higher
- The 'site' abutted with the countryside and not this building alone
- Encouraged the committee to approve

In response to the Local Member's observations, the Planning Manager noted that she agreed that some elements of the application were a 'matter of opinion'; however, she added that two additional full-time posts would be created and, therefore, it was not possible to emphasise the economic argument. In addition, 'street view' was used so that members could see the location of the proposal and its proximity to the bypass.

c) It was proposed and seconded to approve the application, contrary to the recommendation, as the proposal was located in an industrial estate and, therefore, it was not considered that there was a visual impact on the amenities of the local area. A suggestion was made to impose a landscaping / tree planting condition.

In response to the proposal, the Monitoring Officer noted that he accepted the reason that there would be no visual impact as a reason to consider approving the application; however, ownership boundaries needed to be considered and how to deal with this in order to impose a landscaping condition. The Planning Manager added that planting trees and landscaping would not make much difference if the application was approved and that agreeing on finished colour and design would be more important.

In response, the proposer and seconder agreed to propose approving the application for the reason that there would be no visual impact on the amenities of the local area.

DECISION: To approve subject to conditions -

1. **Five years**
2. **In accordance with the plans**
3. **Materials**
4. **Language mitigation measures (signage, correspondence, etc.)**

5.3 APPLICATION NUMBER C22/0676/15/LL

Car Park, Y Glyn, Llanberis, LL55 4EL

Resurfacing and rearranging Y Glyn car parks including creating an accessible footpath with a tarmac surface and installing a gravel cell system surface within the parking bays.

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that it was an application to rearrange the three existing car parks located in Y Glyn on the banks of Llyn Padarn in Llanberis. The rearrangement would only mean improvements to the car parks - no changes were intended to the use of the land and the car parks would remain under the management of the County Council. The work would include:

- Car Park Area Number 1: 52 x car parking bays, 3 x disabled parking bays and 9 x camper van parking bays. This area would also include an area to wash canoes/equipment with high walls surrounding it, a drinking water fountain, bicycle shelter to store up to 10 bicycles with a green roof and timber cladding and three EV charging points for electric cars.
- Car Park Area Number 2: 57 x car parking bays, 1 x trailer parking bay and 13 x camper van parking bays.
- Car Park Area Number 3: 20 x car parking bays, 2 x disabled parking bays and 4 x camper van parking bays.

It was added that the footpath would be finished in tarmacadam and the road and new parking bays would all be finished with cellular grids filled with gravel - with light grey coloured gravel used in the parking bays and dark grey coloured gravel in the road area to create a visual contrast.

It was noted that Strategic Policy PS 5: Sustainable Development, committed the Planning Authority to support developments where it can be shown that they were consistent with sustainable development principles. This policy prioritised the use of previously developed land and the promotion of high quality design standards that positively contribute to the local area. This plan would provide an opportunity to improve the parking resources in this location, and ensure that the three areas were enhanced and better organised for the benefit of users and the long-term management of the site.

In the context of highway matters, it was noted that the Transportation Unit had no objection to the proposals in relation to the safety of the highway and it was considered that the parking arrangements were acceptable. The bicycle shelter would encourage the use of sustainable transport methods, while installing a solid footpath would facilitate access for people with mobility problems.

In the context of biodiversity and trees, it was noted that the site was within a Site of Special Scientific Interest; an initial Ecological Evaluation had been submitted, which concluded that it was unlikely that the proposed plan would lead to significant residual impact on the important ecological features in the long-term, if all the mitigation and compensation measures proposed by the report were followed. In addition, the Trees Unit confirmed that the Arboriculture Impact Assessment (AIA) was of an acceptable standard and they suggested that all the measures to safeguard trees and woodlands noted in the Assessment should be followed. The Trees Unit was also eager to receive further details about the replanting scheme, and this was accepted by the applicant.

It was not considered that the proposal was contrary to any material planning policy within the LDP and that the proposed development was appropriate for the site and was likely to be of a strategic importance to the County Council. In addition, it was not considered that the proposal was likely to cause any unacceptable detrimental impact to nearby residents or the community in general.

b) Taking advantage of the right to speak, the Local Member made the following points:

- She was supportive of the application.
- The area was a rural park which was now in a vulnerable position and there was pressure on the Council to respond to the concerns.
- The existing car parks were unkempt, with pot holes and created a risk for users - no bicycle storage area, not enough litter bins and no income for their maintenance.
- The project to be welcomed - it would improve safety, with marked parking bays and a one-way system - there would be a resource for green travel, bicycle shelters, large bins and a charging point.
- There would be an opportunity to collect income to fund further improvements in the park and employ wardens.
- Welcomed better management.
- The Community Council supported the application.

c) It was proposed and seconded to approve the application.

ch) During the ensuing discussion, the following observations were made by Members:

- That the plans were effective.
- The work would improve the visibility of the Park.
- Similar schemes were needed across the county.

RESOLVED: To delegate the right to the Senior Planning Manager to approve the application, subject to receiving positive observations from Natural Resources Wales and the Trees Unit relating to further information submitted in response to their initial observations:

1. Time
2. Compliance with the plans
3. Highway conditions
4. Implementation to be in accordance with the recommendations of the Ecological Impacts Assessment
5. Implementation to be in accordance with the recommendations of the Arboricultural Assessment
6. Any other required Biodiversity/Arboriculture conditions

Notes

1. Welsh Water
2. Natural Resources Wales
3. Land Drainage Unit

The meeting commenced at 13:00 and concluded at 13:45

CHAIR