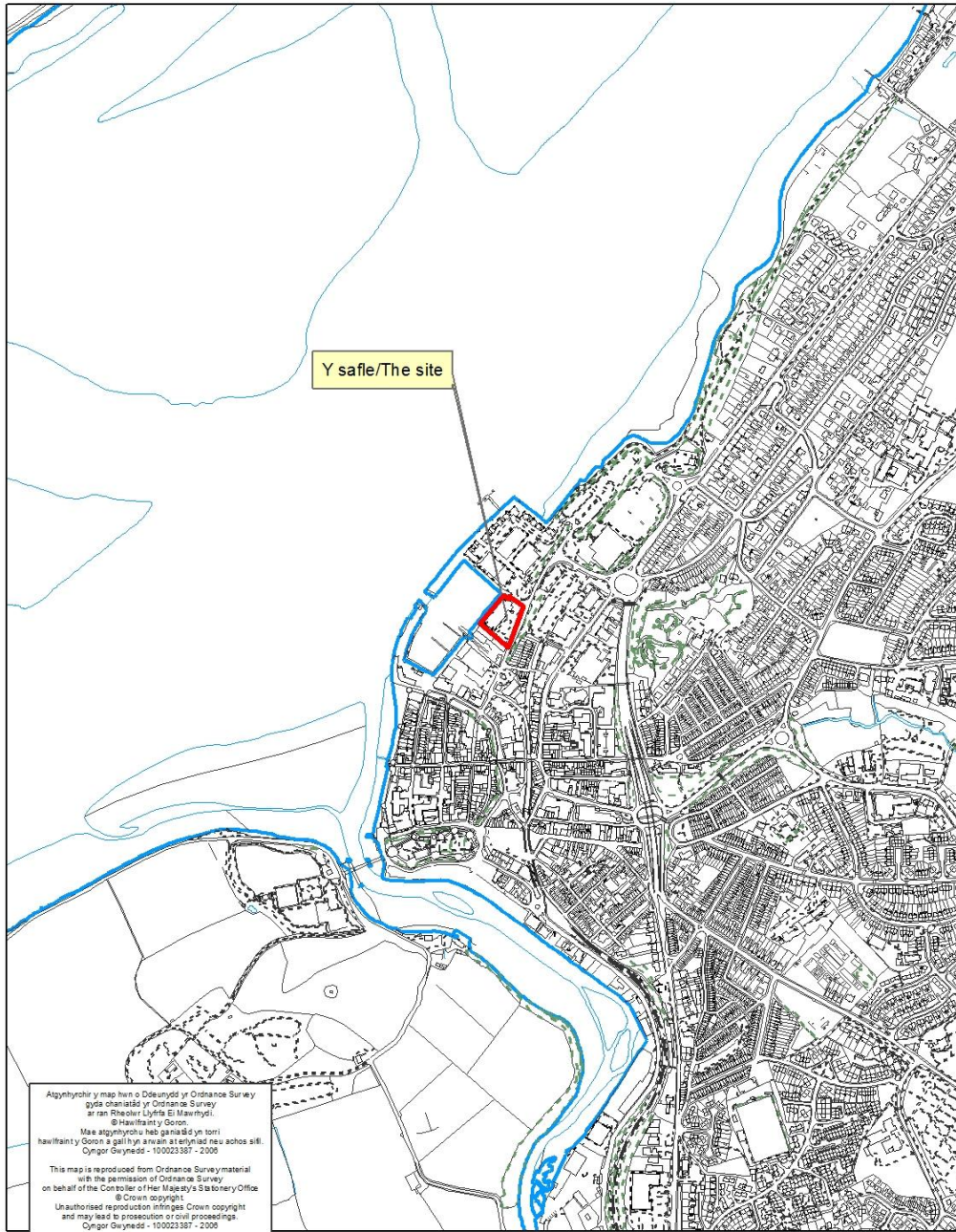


Number: 3



Rhif y Cais / Application Number : C16-0239-14-LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C16/0239/14/LL
Date Registered: 21/03/2016
Application Type: Full - Planning
Community: Caernarfon
Ward: Menai (Caernarfon)

Proposal: CONSTRUCT A THREE- STOREY FRONT EXTENSION IN ORDER TO PROVIDE A TWO SCREEN CINEMA, RECEPTION AREA, OFFICES AND RETAIL FACILITIES
Location: GALERI, VICTORIA DOCK, CAERNARFON, GWYNEDD LL55 1SQ

Summary of the Recommendation: To delegate the right to approve

1. Description:

1.1 This is a full application to extend the current creative enterprise centre known as Galeri to provide a two screen cinema, reception area, offices and retail facilities. The application can be divided into the following elements:

- Construction of an 850m² three-storey extension between the front elevation of the existing building and Balaclava Road.
- Demolish the existing structure that includes the internal stairs at the front of the existing building.
- The extension will measure 22m in width, 23m long with the height varying from 9.4m to 11.4m.
- Re-locating the main entrance in the existing building to the proposed extension along with creating a new lounge, an office for 18 employees, a meeting room, various storage areas and a display area for goods on the ground floor. A temporary entrance will be created from the existing building whilst work to construct the extension is under way.
- Provide toilets, a 71 seat cinema along with a 120 seat cinema on the first floor.
- Provide higher level seats for the two cinemas on the second floor along with projection rooms and equipment/machine room.
- Create a lay-by for buses at the front of the site and on the carriageway of Balaclava Road.
- To achieve the proposal, the car park serving Galeri will have to be reduced somewhat and this would involve the loss of four parking spaces of the current 26 spaces.

1.2 The external elevations of the extension will be a mixture of materials with an industrial 'look' to them, including grey metallic zinc sheets aligned both vertically and horizontally together with glazed panels in dark grey aluminium frames and smooth white coloured render to the walls. The pitched roofs will also be metallic zinc sheets with the flat roofs of timber and a grey coloured covering. These materials have been chosen taking into consideration the open location of the site to salt water along with the aim of creating a building which reflects the industrial history of this part of the town.

1.3 The site is located in close proximity to the listed structure of Victoria Dock which is to the north of the fortified town and the conservation area and within the "essential location" of the castle as designated by CADW. The Victoria Dock development is located to the north of the site and the Victoria Dock development includes a variety of uses, such as restaurants, hotels, residential units and a surgery. To the east, public parking spaces are located together with a terrace of houses, known as Pretoria Terrace, on land which is at a higher level than the application site. To the south the

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listed building of Y Goleuad (offices) is located and to the west there is a public right of way and the dock.

- 1.4 This current application is submitted following research work undertaken by marketing consultants into the business viability of the creative enterprise centre having regard for the future and they concluded that there was a need to separate the theatre element from the cinema element which share the same space at present.

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 in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan (GUDP) 2009:

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF LISTED BUILDINGS

Ensure that proposals have no effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B4 – DEVELOPMENTS IN OR AFFECTING THE SETTING OF CONSERVATION AREAS

Ensure that proposals within conservation areas, or proposals that affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

POLICY B6 – CAERNARFON CASTLE AND TOWN WALLS WORLD HERITAGE SITE

Refuse proposals that would cause significant harm to the monuments of Caernarfon Castle World Heritage Site.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 - AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE

Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

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POLICY CH33 – SAFETY ON ROADS AND STREETS.

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH37 – EDUCATIONAL, HEALTH AND COMMUNITY FACILITIES

Development proposals for new educational, health or community facilities or extensions to existing facilities will be approved provided they conform to a series of criteria relating to the location of the proposal, its accessibility using different modes of travel, together with highway considerations, the design of any new school and the effect on a defined town centre.

POLICY D8 – EXPANSION OF EXISTING ENTERPRISES

Proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises will be approved if they conform with specific criteria regarding the appropriateness of the existing use in relation to the surrounding area and adjacent uses and how relevant it is to the existing work.

Gwynedd Design Guidelines (2003).

2.3 National Policies:

Planning Policy Wales Edition 8, (2016).

Technical Advice Note (TAN) 12 Design (2014).

TAN 23 Economic Development (2014).

The Welsh Office Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas.

3. Relevant Planning History:

3.1 Application number C15/1216/14/LL - changes to the front of the cafe, installing permanent screens and creating an external patio for the cafe, approved December, 2015.

3.2 Application number C11/0514/14/LL – installing photovoltaic panels on the roof of the building, approved August 2011.

3.3 Application number C09A/0277/14/LL– extension and internal and external changes, approved August 2009.

3.4 Application number C06A/0681/14/LL – changes to the entrance into the building, approved October 2006.

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4. Consultations:

Community/Town Council:	Support.
Transportation Unit:	Having considered the Unit's concern regarding the effect of creating a lay-by for two buses on the visibility splay of the existing access to the car park of Galeri, a revised plan was submitted by the applicant which shows a lay-by for one bus only in order to safeguard this visibility. No response thus far from the Unit regarding the revised plan.
Conservation Officer:	No response.
Natural Resources Wales:	Although the flooding risk associated with this development is acceptable, it is recommended that the floor level is raised 200mm higher than the existing ground levels. There is a need to ensure that the public sewerage system has sufficient capacity to take additional foul water that will emanate from the development.
Welsh Water:	Standard advice including appropriate condition regarding disposal of surface water from the site.
Public Protection Unit:	No response.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The notification period has already ended but no response had been received from the public to this proposal following this statutory notification period.

5. Assessment of the relevant planning considerations:

The principle of the development

5.1 The principle of expanding existing enterprises is based in Policy D8 of the GUDP, which states that applications relating to such proposals will be approved subject to compliance with a number of guidelines which state that the existing use does not cause significant harm to the surrounding area; that the proposal is located within the existing development; that the proposal is ancillary to the work that exists there already, and that the scale of the proposal will not significantly impact environmental amenities and the local roads network. In response to these requirements, the following information is submitted:-

- It is believed that the current use of the site as a creative enterprise centre is a use that does not have a significant detrimental impact on the surrounding area or on

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existing nearby uses. The site is located within an area dotted with various uses, including residential and commercial uses. This area is recognised as an important area in terms of supporting and promoting developments which promote the local economy and which rejuvenates this part of the town and it is believed that the latest proposal confirms these objectives by providing additional facilities to those facilities that already exist in the area of the dock at present.

- The extension will be located within the external curtilage of the facility with internal links on the three floors between the extension and the existing building.
- The various uses within the proposed extension will be in addition to the work/facilities which exist on the site at present.
- It is believed that the scale of the existing facility along with the proposed extension will not cause substantial harm to amenities, the environment and the local roads network considering the contents of the following assessment.
- This latest proposal will not include sensitive landscaping measures considering the site's location and restrictions within the built streetscape, although the existing trees which are on the eastern periphery of the site will remain.

5.2 Policy CH37 of the GUDP supports the provision of new educational, health and community facilities or extensions to existing ones, subject to conforming to several criteria including: that the development is located within the development boundaries, that the development is totally accessible, that the development is acceptable in terms of parking, traffic and road safety and that the development will not undermine the attraction, viability and vitality of the town centre. Taking into account the requirements of Policy D8 and CH37 of the GUDP, it is believed that the proposal of extending the existing building is acceptable in principle.

Visual amenities

5.3 The application site is located in a prominent position in the streetscape on a site which could be defined as a prominent/key site for this purpose. The principles behind the layout, form, design and materials of the extension have been influenced by the design and appearance of the existing building. The aim is to create a structure which is in keeping and which mimics the architectural elements of the existing building. Although the extension is located in front of the existing building and is on a fairly large scale, it is not believed that it will create an obtrusive structure in the streetscape having regard for the following:-

- The impact of the extension is ameliorated by using different and light materials on the external elevations including extensive glazed panels along with the creating a variety of corners and angles to the walls and roofs.
- The use of external materials that reflect and endorse the external materials of the existing building.
- The extension will be positioned approximately 3.6m lower than the height of the existing building so that the building acts as a backdrop to the extension.

5.4 There will be views from the extension towards the north and the south from street level whilst there will be views of it from the east from higher ground looking down upon it. One of the main aims of the proposal is to create a structure which not only integrates well with the existing building but also creates a contemporary and modern structure in the streetscape.

5.5 The site is also located in close proximity to listed structures including the dock and the Goleuad building which is adjacent to the southern boundary of the site. The site is also situated in close proximity to the Caernarfon Conservation Area and it is also

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within the essential location/views of the World Heritage Site and the Castle. However, considering the layout, scale and design of the extension, it is believed that it will not have a significant and substantial negative impact on the setting and integrity of these statutory designations. Therefore, to this end, it is believed that the latest proposal complies with the requirements of Policies B3, B4, B6, B22, B23, B24, B25 and D8 of the GUDP, along with complying with the advice contained in the Gwynedd Design Guidelines, TAN 12 Design, Planning Policy Wales, Edition 8 together with Welsh Office Circular 61/96.

General and residential amenities

- 5.6 As noted above, two hotels and residential units (forming part of the Victoria Dock development) are located approximately 72 - 102m to the north and a row of terraced houses (Pretoria Terrace) is located approximately 42m to the south-east of the site of the extension. Considering that the creative enterprise centre has already been successfully established on the site, it is believed that the extension will not have a substantial or significant adverse impact on the amenities of the nearby residents/users compared with the general disturbance that already exists in the area surrounding the application site. Any activity will be restricted internally to the extension although it is acknowledged that the proposal could attract more people to this part of the town based on the improvements to the current attractions that are offered by Galeri. However, the long-term aim was/is to optimise the use of the dock area in order to create an attractive and dynamic environment which attracts tourists and local residents and also considering that any development will not have a negative impact on the local community.
- 5.7 Pretoria Terrace is located on a plateau which is elevated above the site of the extension and the location of the extension below the terrace will assist in reducing any dominating impact resulting from locating the extension on this plot of land. It is also believed that the privacy of the occupants of the terrace will not be undermined if the application is approved considering the design and use made of the extension. Any windows facing the terrace will be located on the ground floor and will be used by the meeting room and the goods display unit. Considering the above, it is therefore believed that the proposal complies with the requirements of Policy B23 and D8 of the GUDP.

Transport and access matters

- 5.8 Policies CH33 and CH36 of the GUDP state that proposals for developments must be acceptable on the grounds not only of road/street safety, but also on the grounds of providing sufficient parking spaces within the application site. As referred to above, an amended plan was submitted in respect of the lay-by but at the time when this report was being prepared no response had been received from the Transportation Unit. If the Unit responds favourably to this part of the application, it can then be assumed that the proposal complies with Policy CH33 of the GUDP. However, in terms of the suitability of the local roads network it is believed that it is sufficient to deal with the likely traffic flow emanating from the proposal to extend the centre. The proposal will not involve a substantial increase in traffic to the site considering that a 400 seat cinema already exists within the existing centre. It is anticipated that confirmation of the situation will have been received from the Transportation Unit by the day of the Committee.
- 5.9 Policy CH36 states that developments should be refused if off-street vehicular parking spaces are not provided. In this case, it is believed (despite the fact that four parking

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spaces will be lost as part of the application) that the accessibility of the site by public transport and how easy it is to walk and to cycle to the site together with its proximity to public parking spaces will compensate for the loss of the four parking spaces that will be lost if the application is approved. To this end, it is believed that the proposal is acceptable on the grounds of the requirements of Policy CH36 of the GUDP.

The economy

5.10 The national advice and guidelines included in TAN 23 and Planning Policy Wales, Chapter 7 emphasise that Local Planning Authorities should seek to ensure that economic developments are undertaken in the most appropriate and sustainable locations (such as accessible sites within development boundaries in this case) rather than preventing or discouraging such developments. It also states that *economic advantages associated with a development could extend beyond the geographical area of the development and consequently, it is essential that the planning system acknowledges and gives appropriate consideration to the economic advantages associated with a new development...Authorities must also deal with economic development applications in a positive and constructive manner.* Within this national context it is believed that this proposal is acceptable and it is a means of maintaining and promoting this successful business/facility which is very valuable and influential in the local economy and beyond.

6. Conclusions:

6.3 Given the above assessment and subject to receiving favourable observations from the Transportation Unit, along with consideration given to all the relevant matters, including relevant local and national planning policies and advice, it is believed that the proposal is acceptable on the basis of principle, scale, location, design, form, materials, road safety, visible and residential amenities.

7. Recommendation:

7.1 To delegate powers to the Senior Planning and Environment Service Manager to approve the application, subject to the receipt of favourable observations from the Transportation Unit and relevant conditions relating to:

1. Five years.
2. In accordance with the plans.
3. Welsh Water condition regarding the disposal of surface water from the site.
4. Highway conditions.
5. External materials to be agreed.