

PLANNING COMMITTEE	DATE: 16/01/2017
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Number: 3

Application Number: C16/1269/41/LL

Date Registered: 24/11/2016

Application Type: Full - Planning

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: An application to extended an existing current building in order to provide a storage place

Location: Unit 1-2, Agricultural Park, Llanystumdwy, Cricieth, LL52 0LJ

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

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1. Description:

- 1.1 This is a full application for building an extension on the western side of the current production unit (an amended plan to the one that was previously approved - C14/0812/41/AM). The purpose of the new extension would be to ensure additional space for the fresh meat preparation service, Bwydlyn, which is part of Harlech Frozen Foods Ltd. Production work would continue in the original building while the extension would offer additional space for processing along with storage space and supporting facilities.
- 1.2 1.2 The extension would create an additional 995m² of surface area by extending the current building 22m to the west by adhering to a similar material as the original building with a roof ridge (shallow slope) and walls with a green timber profile. The extension would be two metres lower than the original building but its surface area would be larger than the original by 470m² which means the surface area of the unit would more or less treble.

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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. 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 making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Gwynedd Unitary Development Plan 2009:

STRATEGIC POLICY 16 – EMPLOYMENT

Developments that would improve local economies without damaging the environment, culture or amenities are approved.

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 B25 - BUILDING MATERIALS

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Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

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.

POLPOLICY D2 – INDUSTRIAL SITES

Protecting land and units on Industrial Sites for use as Class B1, B2 and B8 uses. To approve developments which are not B1, B2 or B8 uses if they are small-scale supplementary business facilities; provide waste management facilities or other 'sui generis' uses with similar features to activities in B1 and B2 classes; or, do not lead to a shortage of land units for B1, B2 and B8 uses.

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.

The Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for making decisions on planning applications.

2.4 National Policies:

Planning Policy Wales - (Edition 9, November 2016)

7.3.2: Business expanding schemes that are located in open rural areas should be supported provided they do not have an unacceptable impact on local amenity.

Technical Advice Note 12: Design (2009)

Technical Advice Note 23: Economic Development (2014)

3. Relevant Planning History:

3.1 C14/0812/41/AM - Outline application for an extension and alterations to an industrial building: Approved 06/11/14

3.2 CO8D/0026/41/R3 – Createion of storage compound – Approved: 18/02/08

4. Consultations:

Community/Town Council: Support

Transportation Unit: No objection

Welsh Water: Observations

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A condition is needed in relation to water drainage
Standard notes about connecting with the public drain

Public Protection Unit: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period has come to an end and no responses have been received from the public about the proposal.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is earmarked in the GUDP as an Industrial Site restricted to food businesses. The proposed development therefore complies with Policy D2 and is fully acceptable in principle.
- 5.2 Policy D8 of the GUDP is also an important factor to consider in this case and involves expanding current enterprises. In the context of this application, the criteria of policy D8 will be considered one by one:
1. No evidence has come to hand to suggest that the current use causes significant damage to the surrounding area.
 2. The proposed development site is located within the boundaries of the current site which is allocated by the GUDP as an Employment Protection Site.
 3. The development would be ancillary to the current enterprise.
 4. It is considered that the proposal would be acceptable in relation to its impact on amenities, the environment and roads (see below).
 5. It is considered that effective landscaping is already in place to screen the development.

Visual amenities

- 5.3 The proposed extension would be of similar size, design and materials to the current building that it would be connected to.
- 5.4 As the development is on an existing industrial site it is not considered that it would look out of place and it is considered that the development's appearance would be acceptable and would conform to Policies B22 and B24 of the GDUP.

General and residential amenities

- 5.5 Given that the proposed development is on a designated industrial site, it can be expected that some noise will emanate from the businesses located there, and that such effects would not be unexpected within reason. From a visual amenities standpoint, there would be hardly any changes to the character of the site from outside. For these reasons the development would be in line with Policy B23 of the UDP.

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Transport and access matters

- 5.6 It is considered that there is sufficient parking provision in place for the expected growth in usage. It is therefore believed that the proposal complies with Policy CH33 of the GDUP.

The economy

- 5.7 Harlech Food Services Ltd is an important part of the economy of the surrounding rural area which creates direct employment opportunities. The proposed development would improve the efficiency of the company's operating methods and would allow it to expand and therefore help the business's economic sustainability. This would correspond with the objectives of the Strategic Policy 16 of the GDUP.

6. Conclusions:

- 6.1 Although this is a relatively large development, it is a development that is entirely appropriate for its location and contributes to the business' economic sustainability which means that this is a development which is acceptable in terms of the GDUP's relevant policies.

7. Recommendation:

- 7.1 To approve the application subject to conditions
1. Five years
 2. In accordance with the plans
 3. External colour to be agreed.
 4. Welsh Water condition.