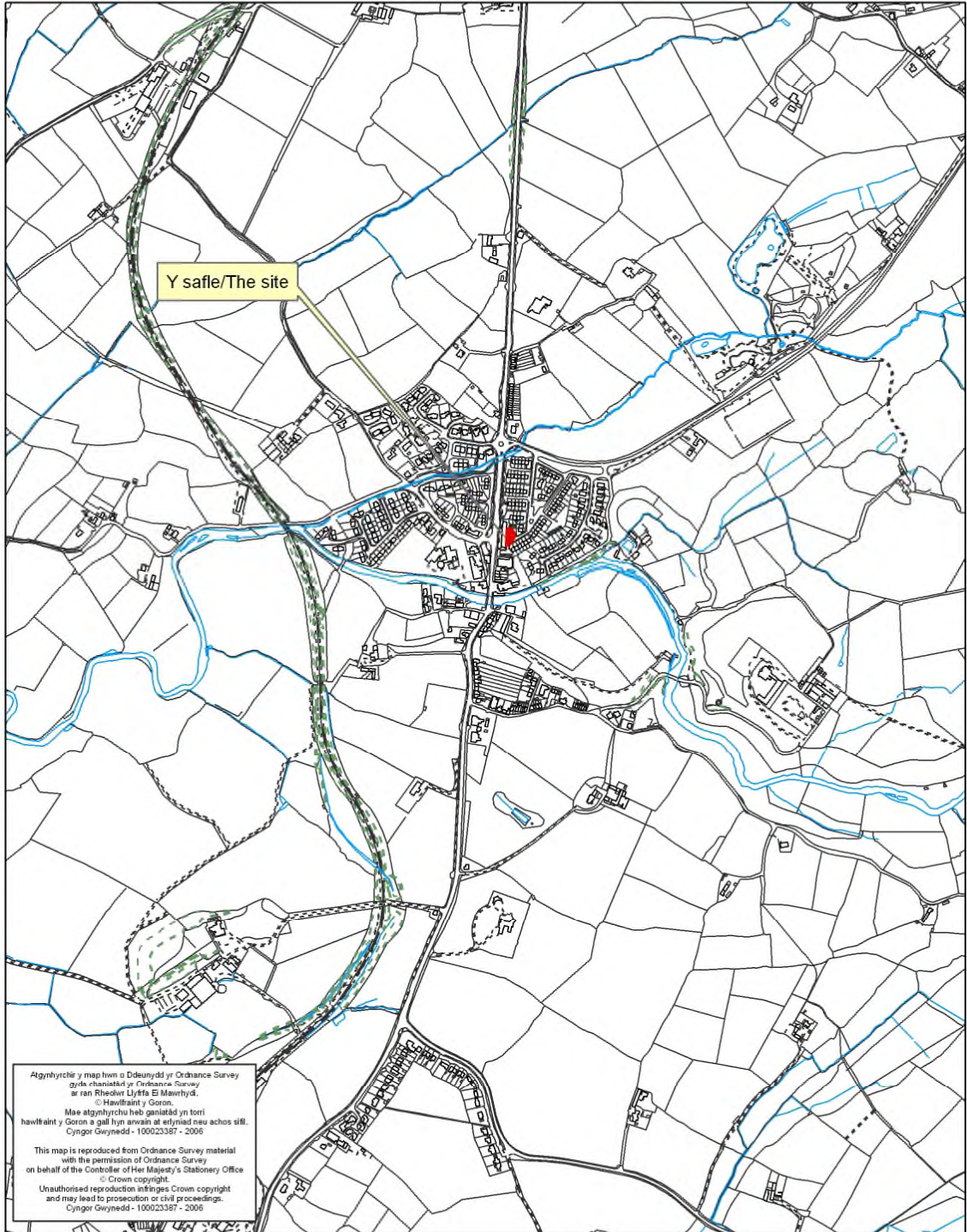


Number: 10



Rhif y Cais / Application Number : C14/0849/19/LL

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Location Plan for identification purposes only. Not to scale.



PWYLLGOR CYNLLUNIO	DYDDIAD: 24/11/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	PWLLHELI

Application Number: C14/0849/19/LL
Date Registered: 10/09/2014
Application Type: Full - Planning
Community: Bontnewydd
Ward: Bontnewydd

Proposal: CREATE 5 NEW CAR PARKING SPACES FOOTPATHS, FENCE TOGETHER WITH ERECTING 4 BIKE STORES

Location: LAND NEAR 61-72, LLWYN BEUNO, BONTNEWYDD, CAERNARFON, GWYNEDD, LL552UH

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

1.1 This is an application that is submitted by Cartrefi Cymunedol Gwynedd (CCG) to create five additional parking spaces along with creating footpaths (connecting with the existing footpaths network), together with the construction of four storage sheds as a cycle shelter on land near 61-72 Llwyn Beuno, Bontnewydd. Most of the rear gardens of the existing flats will be replaced by five parking spaces with a tarmac surface and a concrete surfaced cycle storage area. The storage area itself will comprise four units that will be bolted together to the floor and will be of a simple green coloured metal construction, measuring 4m long, 2.3m wide with a height of 1.2m. Green spaces of approximately 3m will remain between the rear of the flats and the proposed parking spaces. It is intended to create a new footpath to connect the car parking spaces with the flats and with the existing footpaths network. The proposal has been designed and set out so that it does not have a detrimental effect on existing footpaths and the above improvements will reduce the problem of parking in narrow spaces within the estate.

1.2 The site is located in the middle of an established housing estate with an urban feel and character. This part of the estate is served by an unclassified county road in the form of a cul-de-sac and it is not visible from the adjoining trunk road (A487). In accordance with the requirements of Technical Advice Note 12 'Design', a Design and Access Statement was submitted with the application. The application is submitted to the committee after receiving objections.

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 planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B23 – AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aiming to safeguard the recognised features and amenities of the local area.

POLICY CH35 – PUBLIC CAR PARKING FACILITIES

Proposals which provide public parking facilities which fill obvious gaps in the existing

PWYLLGOR CYNLLUNIO	DYDDIAD: 24/11/2014
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provision will be approved if they conform with a series of criteria regarding visual, environmental, parking and highways issues, as well as matters regarding the scale and design of the development and its impact on adjoining properties.

2.3 National Policies:

TAN 12 'Design', (2009)

TAN 18 'Transport', (2007).

3. Relevant Planning History:

3.1 There is no planning history relating to this specific site although an enquiry was made under reference No. Y14/002144 regarding the principle.

4. Consultations:

Community/Town Council: No response.

Transportation Unit: Awaiting a response.

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period ended on 09.10.14 and objections were received and a small petition objecting on the following grounds:

- Need to confirm that the occupiers of Number 21 and Number 23 Llwyn Beuno will have access to their properties after the work has been completed.
- Loss of a section of the garden at the rear of the property for growing vegetables.
- There are vacant garages along with public car parking spaces nearby for parking use without having to lose gardens.

In addition to the abovementioned objections, an objection was submitted that was not related to the application:

- Problems regarding the lack of bin and recycling boxes storage spaces for numbers 61-72 Llwyn Beuno.

In response to the above concerns, the following information has been received from CCG:-

- There has been wide consultation undertaken already prior to submitting the planning application and there was no objection to the proposal except for the objector who submitted the above petition.
- Tenants have no rights over land-use of land owned by CCG. Despite this, the applicant is willing to look for an allotment in the area for the objector.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of providing public parking facilities is based on Policy CH35 of the GUDP, where such proposals will be approved provided they can meet criteria which involve the proposal filling obvious gaps in the existing provision; that the scale and

PWYLLGOR CYNLLUNIO	DYDDIAD: 24/11/2014
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design of the development are suitable for the location; that the proposal will not cause significant harm to the landscape or nearby uses and that the development is acceptable in terms of traffic and road safety. Policy B23 states that proposals must be refused if they have a detrimental effect on the amenities of the local neighbourhood. The TAN 18 'Transport' document states in paragraph 4.16 that local planning authorities should "give greater weight to the potential adverse impacts likely to result from on-street parking when the design and layout of the street is unlikely to satisfactorily cope with additional residential parking pressures..." To this end, it is believed that the principle of creating additional public parking spaces, along with erecting bicycle storage is acceptable on this site and responds to the current situation of a lack of suitable parking spaces for the occupiers of the houses and nearby flats.

Visual amenities

5.2 It is believed that creating additional parking spaces, along with erecting a fairly small structure for cycle storage/shelter will have an unacceptable impact on this part of the streetscene. Although a plot of 'greenery' is being replaced with a tarmac surface, this area could be described as already having an urban feel and character. The proposal therefore complies with the requirements of Policies B23 and CH35 of the GUDP.

General and residential amenities

5.3 Although plots/gardens are being replaced with the additional parking provision along with the small cycle storage provision, a green strip approximately 3m wide will remain between the rear of the flats and the new parking spaces to safeguard some amenity space for the tenants. It is believed that creating additional parking spaces and locating a cycle storage provision will not cause significant damage to the amenities of nearby residents on the grounds of disturbance and noise as these elements already exist in the area. On the contrary, this will facilitate off-road parking. To this end, it is believed that the proposal is acceptable based on the requirements of Policies B23 and CH35 of the GUDP.

Transport and access matters

5.4 The aim of the application is to respond to the lack of off-street parking spaces that exists at present within a restrictive area in the estate without detriment to the existing footpaths network and to this end it is believed that the proposal is acceptable and responds to the requirements of Policy CH35 of the GUDP.

Response to the public consultation

5.5 It can be seen from the above assessment that a number of objections have been received to the application as submitted and CCG, as the applicant has responded to these concerns. Considering the nature of the objections and these concerns, it is believed no matter has been raised that outweighs the policy considerations and the recommendation to approve the application subject to imposing relevant conditions.

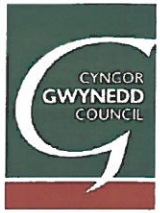
6. Conclusions:

6.1 Given the above assessment, it is believed that the proposal as submitted is acceptable and complies with the relevant local and national planning policies and guidelines.

7. Recommendation:

7.1 To approve – conditions:-

1. Five years.
2. In accordance with the plans.



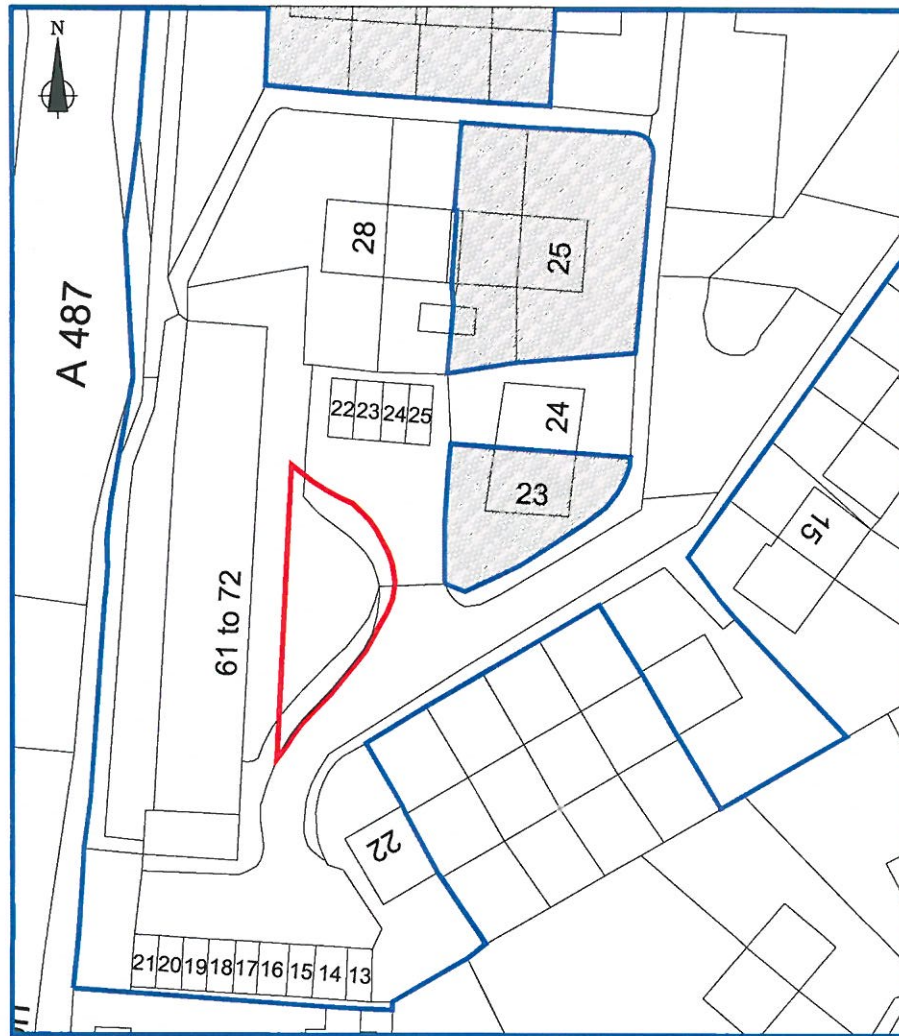
Rhif y Cais / Application Number : C14/0849/19/LL

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-  CCG Land Ownership
-  Area not within CCG Ownership
-  Planning Application Boundary (186m²)

Cartrefi Cymunedol Gwynedd
 Aelod Manweb
 Ffordd Santes Helen
 Caernarfon
 Gwynedd
 LL55 2YB



**CARTREFI CYMUNEDOL
 GWYNEDD**

CCG ENVIRONMENTAL IMPROVEMENTS FRAMEWORK

LLWYN BEUNO, BONTNEWYDD
 PLANNING - SITE LOCATION PLAN
 OS GRID REF: 248321, 359991

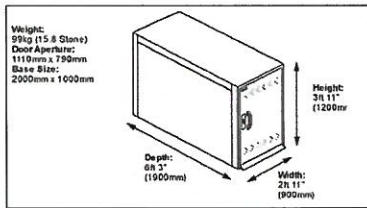
CAPITA
 Property and infrastructure
 Bryn Eirias, Abergele Road, Colwyn Bay,
 North Wales, LL29 8BY
 Tel: 01492 510200
 Fax: 01492 510201

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PROPOSED BIKE STORE DETAILS

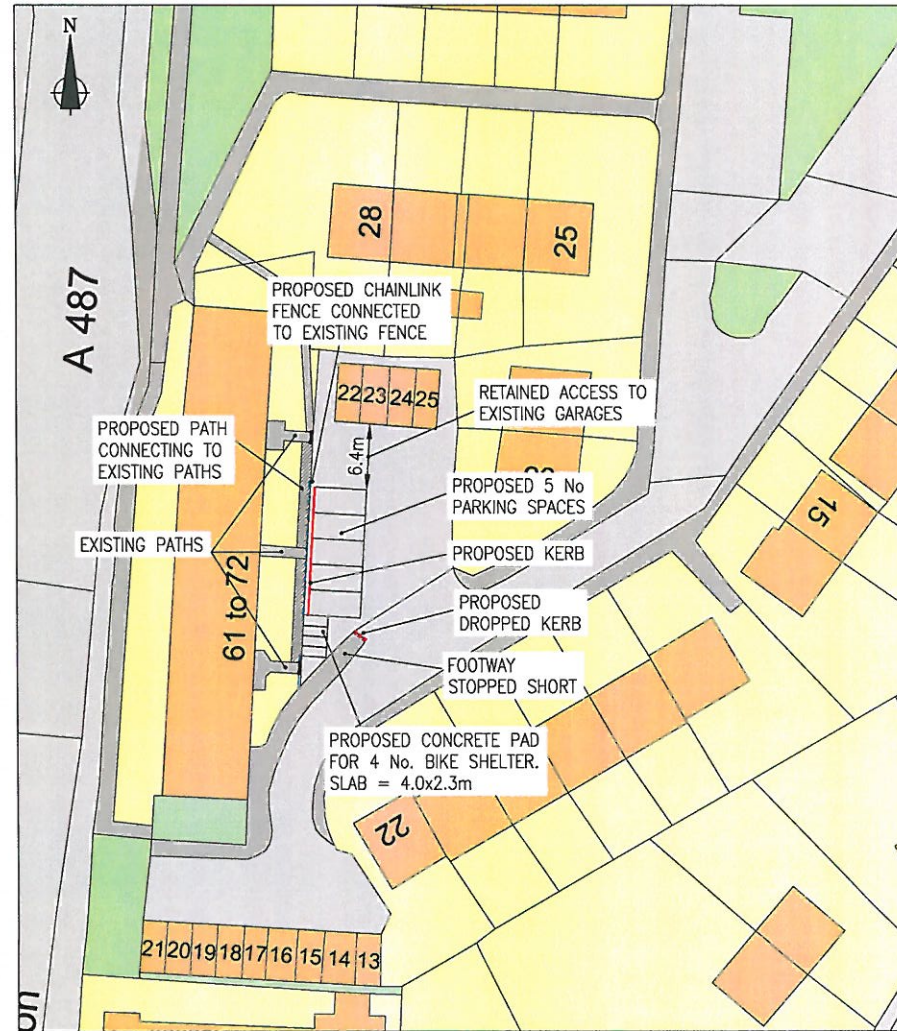


BIKE STORE (2 UNITS)

BIKE STORE DIMENSIONS & DETAILS

THE PROPOSED BIKE STORE IS ENCLOSED ON ALL FOUR SIDES AND ROOFED, AND ACCESS WILL BE AVAILABLE FROM THE PROPOSED PATH TO THE FRONT (WEST). THE BASE OF THE BIKE STORE IS PROPOSED TO BE CONCRETE, MEASURING 4.0m x 2.3m (9.2m²), WITH A GENTLE CROSS-FALL TOWARDS THE ADJACENT PATH.

THE BIKE STORE WILL COMPRISE FOUR PRE-FABRICATED METAL UNITS MADE BY ASGUARDSSS WHICH ARE GREEN IN COLOUR. EACH UNIT IS BUILT FROM THICK, WEATHER PROOF STEEL PANELS WITH LARGE SINGLE DOOR ACCESS. EACH DOOR LOCKER IS FITTED WITH A HASP, SUITABLE FOR THE FIXING OF INDIVIDUAL PADLOCKS. A RAIL INSIDE THE LOCKER ACTS AS A SECOND POINT FOR SECURING THE BIKE, WHILST ALSO SUPPORTING THE BIKE IN AN UPRIGHT POSITION. THE BIKE LOCKER WILL BE BOLTED TO THE CONCRETE BASE FOR ADDED SECURITY.



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE ALL WALES ESTATE DEVELOPMENT HIGHWAYS GUIDE APPROVED BY GWYNEDD COUNCIL.
2. SITE CLEARANCE SHALL BE LIMITED TO THAT NECESSARY TO CONSTRUCT THE PERMANENT WORKS AND SHALL BE AGREED WITH THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL VERIFY THE PRECISE LOCATION AND DEPTH OF SERVICES BY TRAIL PITTING AND TRACING PRIOR TO CARRYING OUT ANY WORKS.

Cartrefi Cymunedol Gwynedd
Adeilad Manweb
Ffordd Santes Helen
Caernarfon
Gwynedd
LL55 2YB



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REV	DR	CH	PA	DATE
P2	ETG	LE	SG	27.08 2014

CCG ENVIRONMENTAL IMPROVEMENTS FRAMEWORK

LLWYN BEUNO, BONTNEWYDD
PLANNING
GENERAL ARRANGEMENT

CAPITA
Property and Infrastructure
Bryn Eirias, Abergele Road, Colwyn Bay,
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