
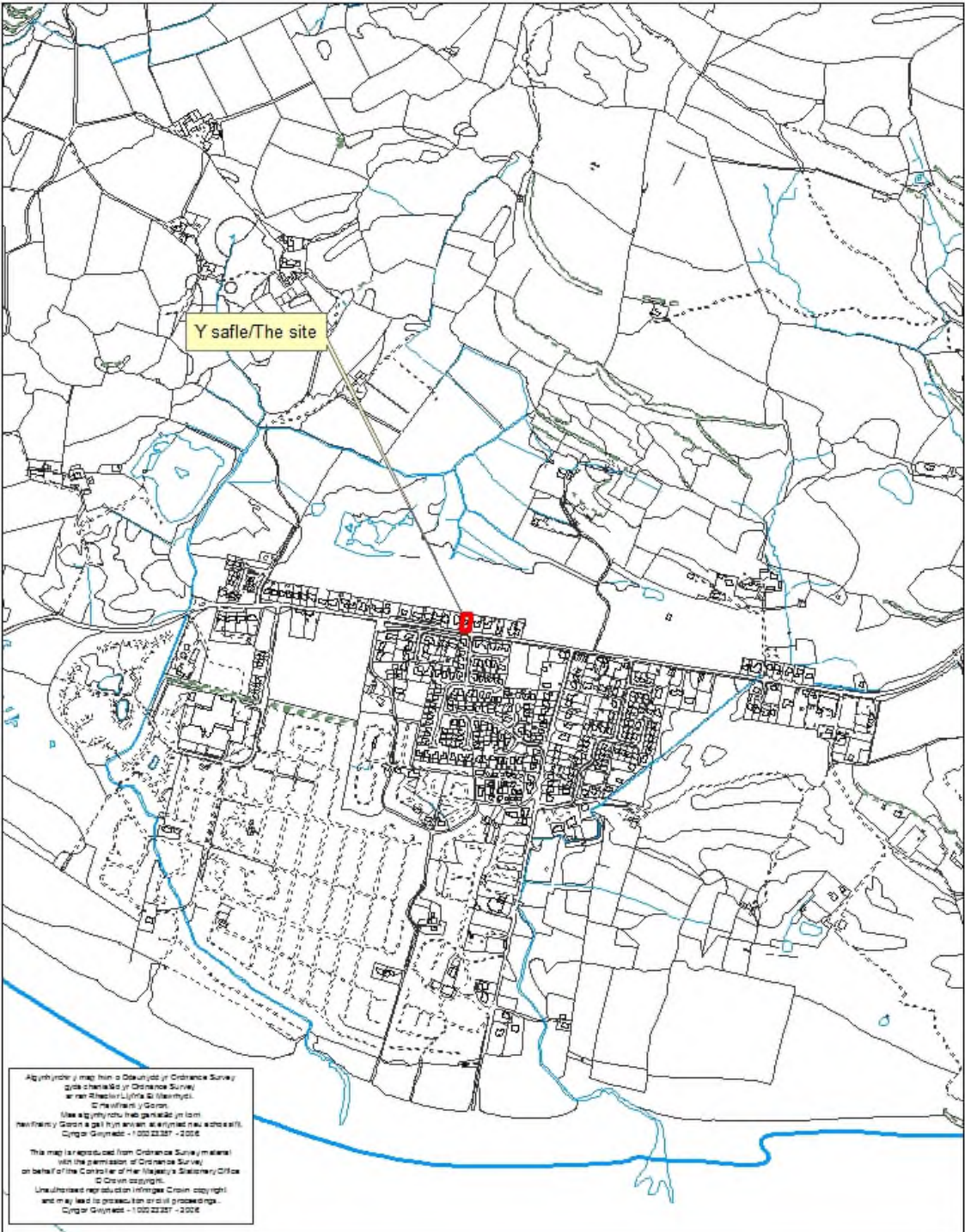


Number: 4

	Rhif y Cais / Application Number :	C14/1047/44/LL
	Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa. Location Plan for identification purposes only. Not to scale.	



PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Application Number: C14/1047/44/LL
Date Registered: 05/11/2014
Application Type: Full - Planning
Community: Porthmadog
Ward: Porthmadog East

Proposal: INSTALL DOMESTIC GAS TANK PARTLY IN THE GROUND IN FRONT OF THE PROPERTY

Location: THE MOORINGS, MORFA BYCHAN, PORTHMADOG, LL499YD

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS.

1. Description:

1.1 This is an application from the occupiers of the house to install a domestic gas tank in the front of the property along with erecting a timber fence 1m in height around the front, side and part of the rear of the tank. The 1,430 litre tank is located in the south-western corner of the front garden of the property adjoining the nearby class I county road (Ffordd Morfa Bychan). The applicant has already planted shrubs along the front boundary of the site with the road and it is proposed to add to this along the western boundary of the site with the property known as Sarena. A timber fence (approximately 1.2m high) is already in place along this part of the boundary.

1.2 The tank will be a contemporary design for this type of structure and will be installed on a concrete base with a height of 700mm above ground level and approximately 700mm of it will be installed below ground level. The tank is located at the front of the property at the request of the gas supply company as health and safety regulations state that any new gas tank that is to be installed must be within vision of the vehicle driver transferring the gas, despite the applicant's wish to locate the gas tank at the rear of the property. The application was submitted originally with the tank installed entirely above ground level but in response to receipt of objections, an amended plan was received showing that half the tank (including the block plinth) is now installed below ground level.

1.3 The property is located in an established residential estate within the development boundary of Morfa Bychan.

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 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.

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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 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.

2.3 National Policies:

3. Relevant Planning History:

- 3.1 Application No. C12/1069/44/LL – two-storey side extension, installing dormer windows to the front and construct a separate single-storey garage was approved in March 2013.

4. Consultations:

Community/Town Council	Object because of health and safety and public protection concerns.
Transportation Unit:	No objection to the amended plan as the gas tank and the timber fence will no longer be installed over 1m in height above ground level.
Public Protection Unit:	No response.
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The original advertising period (involving the tank located above ground level) ended and correspondence was received objecting on the grounds:</p> <ul style="list-style-type: none"> • The proposal will mean creating an obstruction for drivers using the busy adjacent county road (especially in the summer) when a vehicle is transferring gas to the property and parking on the carriageway of the road. • Installing the tank in the corner of the site will have a detrimental effect on visibility to the east of the property known as Saronia when coming out of the property into the road. • The tank should be installed underground on the basis of safety and visual amenities. • The site plan submitted does not show the earth bund that has already been erected along the front boundary of the site.

In addition to the above objections, objections were received that were not valid planning objections which included:

- Health and safety grounds such as installing any pipework associated with the gas tank.
- Ventilation of the gas tank and the surrounding conditions.

Following the re-advertisement of the proposal, which has now

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ended and which referred to the proposal of sinking the gas tank into the ground, a letter was received objecting on the grounds that:-

- Although the gas tank is now partly sunken into the ground, its location near the adjacent busy county road continues to be a cause of concern on the grounds of safety of the road users if a gas supply lorry parked outside the application site was unloading its contents into the tank.
- The only way to overcome the residential safety concerns is to sink the tank into the ground completely.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of constructing new buildings, extensions or alterations to existing buildings is based on Policy B22 of the GUDP which states that such proposals are acceptable if they comply with several criteria, including scale, size, form, density, location, plan, materials, safeguarding visual, historical and natural local amenities in the landscape or townscape, along with safeguarding prominent views that the public has in and out of a centre, village, rural village or open countryside. Policy B23 states that proposals must be refused if they have a detrimental effect on the amenities of the local neighbourhood. Considering the assessment, it is believed that the proposal as submitted is acceptable on policy grounds and complies with the two specific policies above.

Visual amenities

- 5.2 As referred to above, it appears that the gas tank must be located at the front of the property and it is believed that the most concealed and sensible place is in the south-western corner of the property. Any possible adverse impact on the local visual amenities will be reduced by vegetation in the form of the earth bund that has recently been installed and the fact that only 700mm of the tank will be above ground level. It is also proposed to construct a fence approximately 1m in height around the tank and to construct an earth bund along the western boundary of the property in order to screen it from that direction. This can be secured by imposing a planning condition should the application be approved. The applicant has looked at installing the gas tank further back from the road and in front of the garage but locating the tank here would create an obstruction in front of the garage as well as making it more difficult for the gas suppliers to refill the tank.
- 5.3 Although the property is located adjacent to the county road, it is believed that the proposal (in its amended form) will not have an unacceptable impact on the visual amenities of this part of the village. It is therefore considered that the proposal is acceptable on the basis of the requirements of Policy B22 and B23 of the GUDP.

General and residential amenities

- 5.4 The property is located in a residential area. The two dwellings on each side of the application site (the sources of the objections), have a front curtilage/garden that includes a drive, parking spaces and lawn. The fronts of the dwellings (where the main windows are located) are between 12-20 metres away from the location of the gas tank and it is not believed that the proposal will have any adverse effect on their

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residential amenities. Neither is it believed that the gas company's vehicle will cause a disturbance or a hazard on the adjacent road considering how infrequently a gas supply will be received and the road is a highway through the village without any parking restrictions on it (in this area). To this end, it is believed that the proposal is acceptable based on the requirements of Policy B23 of the GUDP.

Highways Matters

- 5.5 The transportation unit has no objection to the proposal and it is not considered that the proposal would have a detrimental impact on road safety. Therefore, it is considered that the application complies with policy CH33 of the GUDP.

Response to the public consultation

- 5.6 As referred to above, correspondence was received objecting to the application. Taking the above assessment into account, it is considered that the objections and concerns of the local community regarding the proposal as submitted have received full consideration and there are no matters that outweigh the relevant policy considerations noted in the assessment.

6. Conclusions:

- 6.1 Given the above assessment, it is believed that the proposal as amended 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.
 3. Landscaping



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C14/1047/44/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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MORFA

Morfa Bychan

CG 02/SB 14
5 TACH 2014

Drain

Drain

Drain

Hillside

Drains

CG

Golf Links

THE MOORINGS

SCALE
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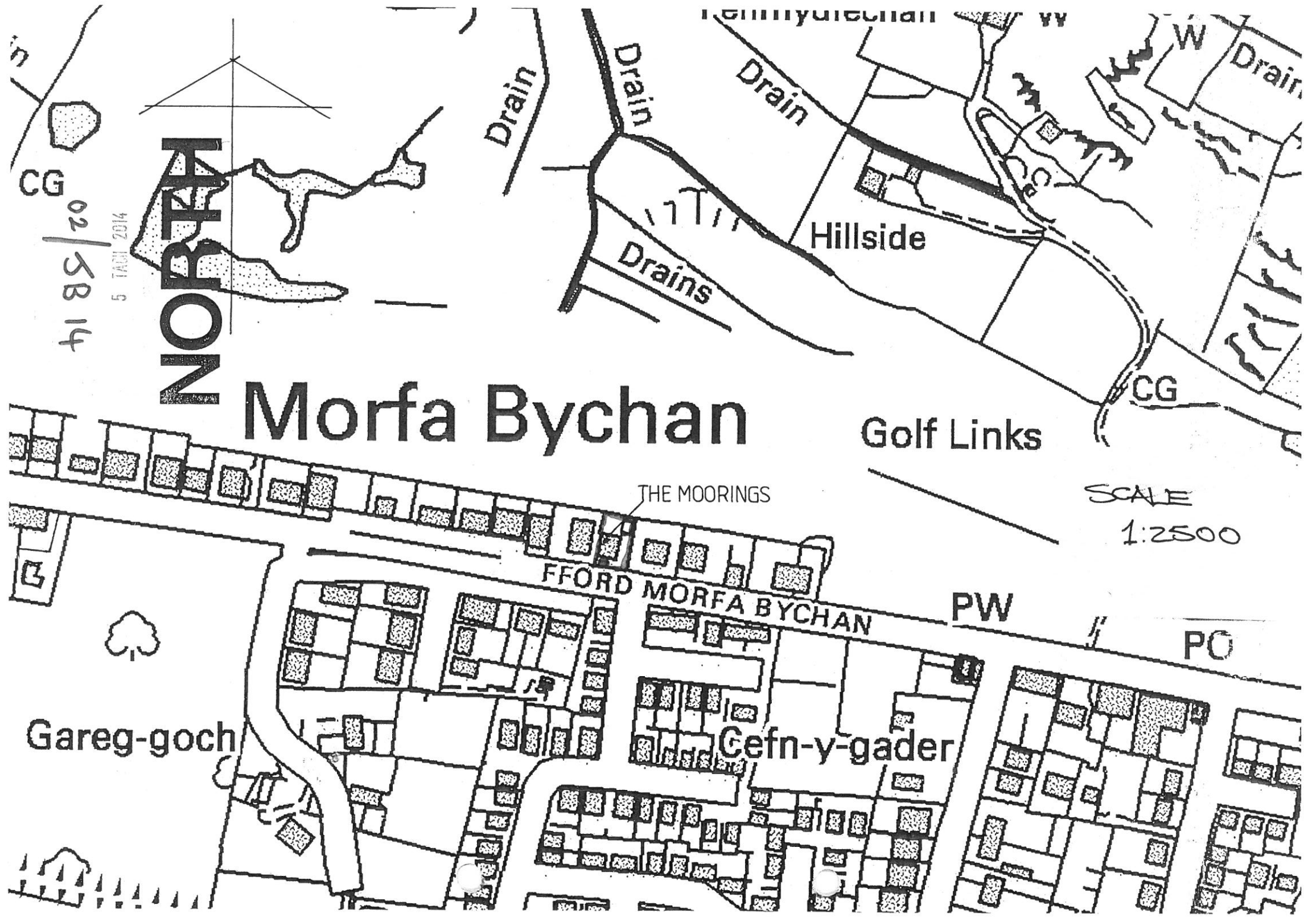
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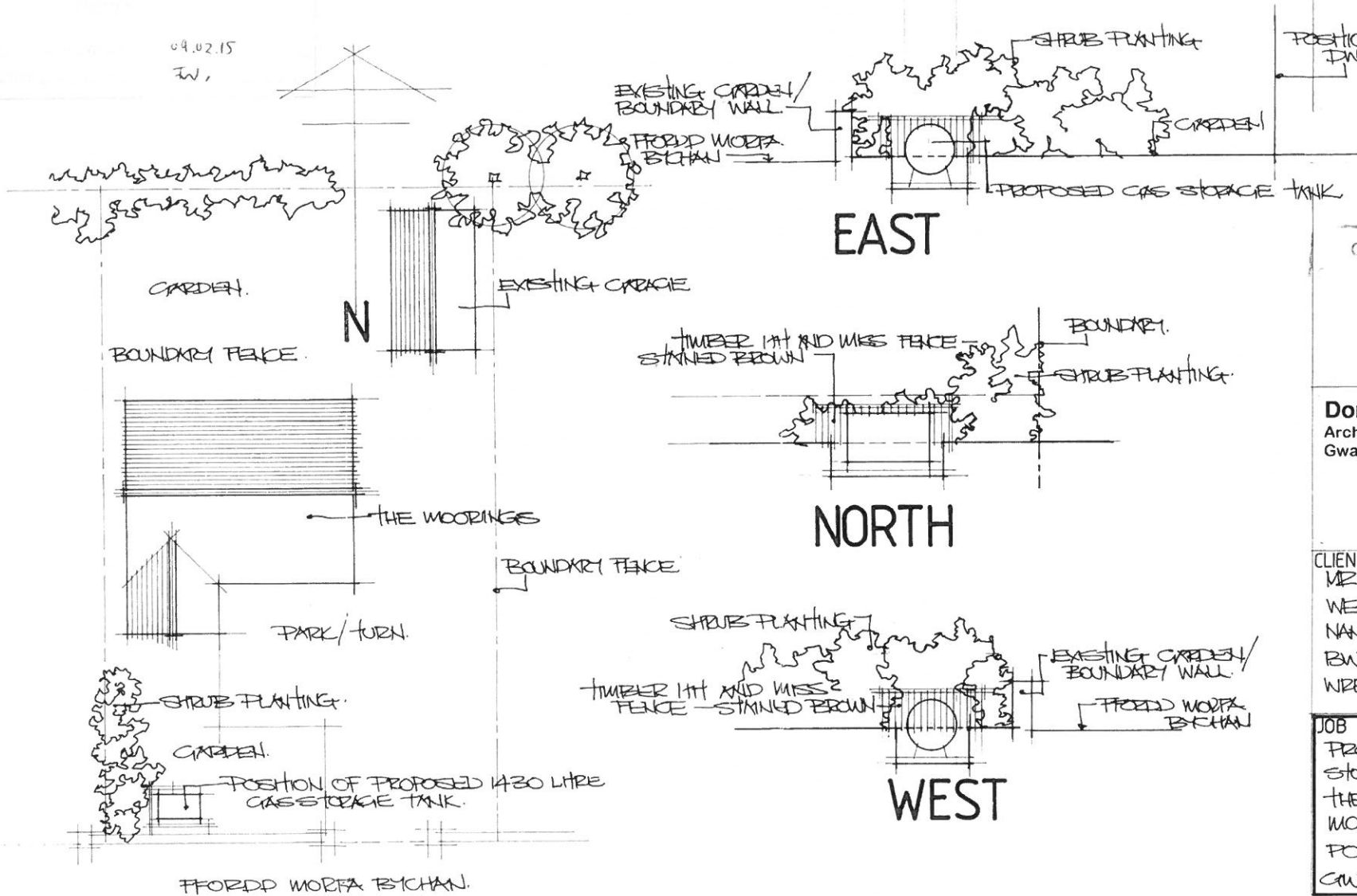
Gareg-goch

Cefn-y-gader



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SITE PLAN SCALE 1:200

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CLIENT
 MR. J. BALDINI,
 WERN CANOL,
 NANT Y FFRIDD,
 BWLCH GWYN,
 WREXHAM.

JOB
 PROPOSED NEW GAS
 STORAGE TANK AT
 THE MOORINGS,
 MORFA BACHAN,
 FORTHWADOG,
 GWYNEDD.

0.1 PROPOSED

SCALE 1:200 / 1:100	DATE OCT. 2014.
DRWG. NO. 01/JB 14	