
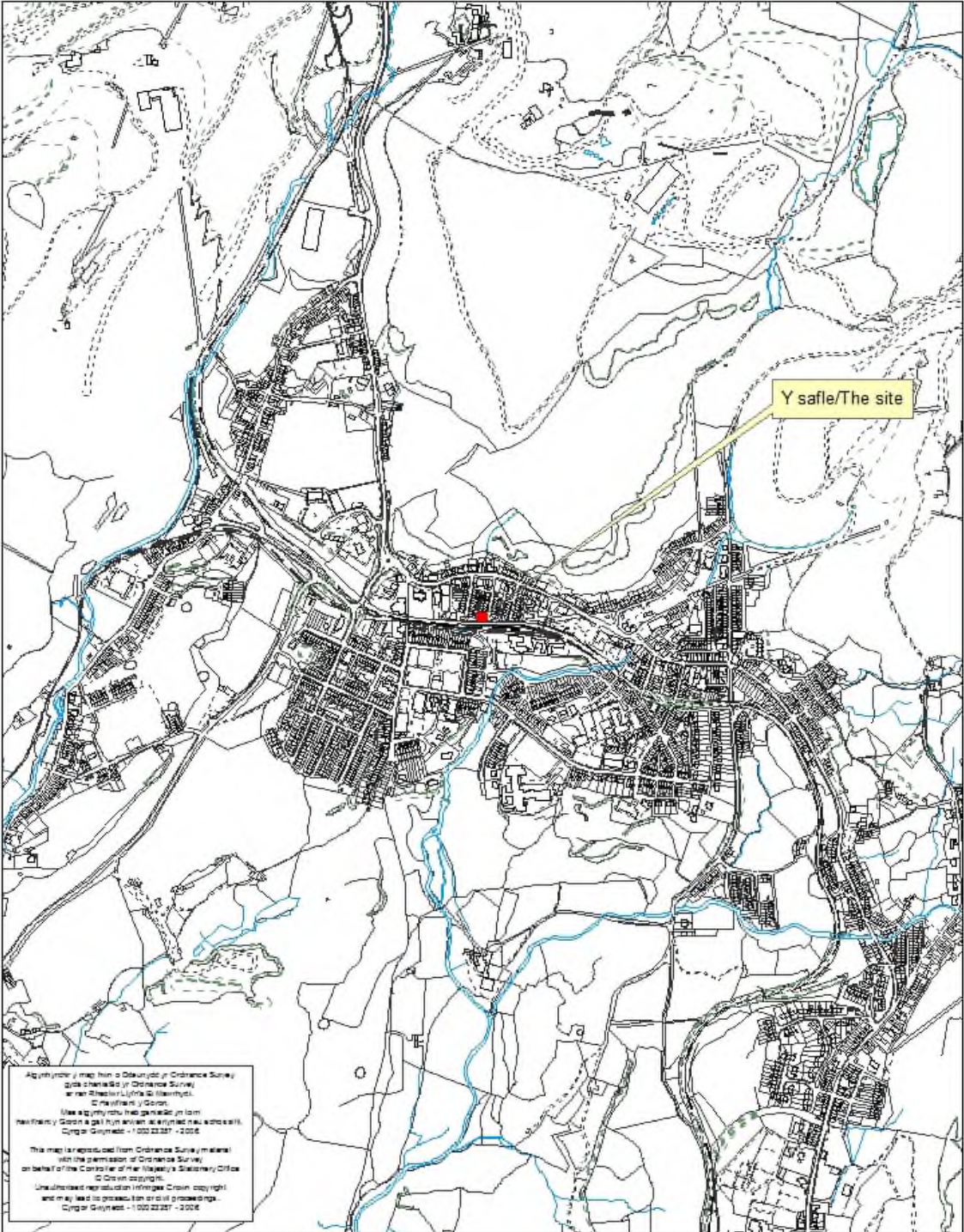


Number: 8

	Rhif y Cais / Application Number : C15/0032/03/LL
	Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa. Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C15/0032/03/LL
Date Registered: 20/01/2015
Application Type: Full - Planning
Community: Ffestiniog
Ward: Bowydd and Rhiw

Proposal: CHANGE OF USE OF A BUILDING TO CREATE A DWELLING
Location: KINGDOM HALL, LEEDS STREET, BLAENAU FFESTINIOG, GWYNEDD, LL41 3HH

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is an application to change the use of an existing building to create a dwelling. The building is located within the development boundary of the urban centre of Blaenau Ffestiniog and the existing building has been vacant and unsightly for a long time. Its former use was as a place of worship. The proposal involves changing the use of the previous place of worship to create a residential property with an integral garage, a study and multipurpose rooms on the bottom floor with two bedrooms, a bathroom, a kitchen and a living room on the first floor. In addition, a balcony will be erected along the southern elevation of the building, and the proposal is to retain the current openings apart from the door on the western elevation of the building, which would be extended to create an access to the garage.
- 1.2 The site of the proposal is located at the far end of Leeds Street which can be accessed from the A470. The proposal includes at least one parking space within the building.
- 1.3 The application is brought to the Planning Committee as more than three objections have been received to the application.

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 B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the 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

PLANNING COMMITTEE	DATE: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

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

POLICY B29 – DEVELOPMENTS ON LAND AT RISK FROM FLOODING

Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they can conform to a series of criteria relevant to the features of the site and to the purpose of the development.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

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.

2.3 National Policies:

Planning Policy Wales, Edition 7, 2014

TAN 12 Design, June 2009

3. Relevant Planning History:

3.1 Nothing that is relevant.

4. Consultations:

Community/Town Council: No objection

Welsh Water: No objection and suggest conditions and relevant advice.

Highways Department: No objection. Although the proposal does not include external

PLANNING COMMITTEE	DATE: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

parking provision, the proposal involves the provision of a garage which would be able to store a vehicle. In addition, the site is near to several local facilities including the post office and shops therefore it is assumed that it is not necessary to provide much parking for the proposal. It is also considered that the proposal is likely to lead to a reduction in the total amount of traffic/vehicles that visits the site in comparison to its current use.

Biodiversity Unit: There were no traces of bats or birds. There are no biodiversity concerns regarding this development.

Natural Resources Wales: No objection. Advise the applicant to install flood prevention measures.

Network Rail: No observations to offer.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received objecting on the following grounds:

- Parking and access problems to the site,
- No safe place to turn at the end of the existing street,
- Concerns regarding street safety.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy C4 of the UDP involves assessing the proposal to re-use existing buildings. The policy approves proposals to re-use existing buildings provided the buildings are appropriate for the proposed use and that any changes to the design of the building respects the structure, form and character of the original building. In this case, it is considered that the small changes to the outside of the building would not have any impact on the character of the local area. It is also considered that the building is suitable for the proposal without much change and that it was not likely to have any damaging effect on the area's amenities. Therefore, the proposal complies with the requirements of the criteria of policy C4 of the Unitary Development Plan.

Visual amenities

5.2 Policies B22, B24 and B25 of the UDP relate to protecting the character of the site by supporting developments that have been designed effectively. In this case, the proposal is to erect a small balcony along the rear elevation of the building which faces the south. As this part of the proposal is located to the rear of the existing building it is considered that it is partly concealed, and it is unlikely to have any detrimental impact on the visual amenities of the area. It is also a balcony of a suitable scale and material and is not overbearing. It is therefore considered that the development itself would not have a detrimental impact on the local area and, therefore, complies with Policies B22, B24 and B25 of the UDP.

General and residential amenities

5.3 Policy B23 involves protecting the amenities of the residents of the local area. In this case the site of the application is located nearby residential dwellings, and these are in the form of terraced houses that are located along streets around the site. Internal

PLANNING COMMITTEE	DATE: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

changes are a large part of the proposal with existing openings being used or being re-used. It is therefore believed that there would only be a small change to the external elevation of the proposal and that it would not likely create any level of additional unacceptable over-looking than what already exists, and therefore that there would not be any additional effect on the amenities of neighbouring residents than what already exists. The neighbouring residents were consulted and no observations were received objecting to the application on the grounds of losing amenities relating to privacy. The application therefore complies with the requirements of the criteria of Policy B23 of the GUDP.

Transport and access matters

5.4 Policies CH33 and CH36 of the UDP involve highway matters. Access to the site is gained along Leeds Street. Objections have been received by the public regarding parking problems that would arise as a result to the proposal. The proposal would entail creating a garage within the existing building. This allows more space for other vehicles to park and turn at the end of the street. It is also added that the traffic density for one residential property is much less than the traffic levels that would likely be seen for a place of worship or any other use within the same usage class. In essence, the proposal will mean fewer vehicles travelling along the road which makes it more acceptable than the current situation. The Council's Highways Officer was consulted and it was noted that he did not have an objection to the proposal. Therefore, while looking at the objections it is necessary to consider that the application in its entirety makes good use of the existing building, including a parking space where there is not one available at present, and that it is likely to reduce traffic density on the street compared with the current use or what could be there. The proposal therefore complies with the requirements of the criteria of Policy CH33 and CH36 of the GUDP.

Biodiversity matters

5.5 Policy B20 relates to protecting species of international and national importance. The council's Biodiversity Department were consulted on the proposal, and after visiting the site it was considered that there were no traces of bats found within the building. It is therefore believed that there are no concern regarding matters involving protecting species of national and international importance in this application. The proposal in its entirety therefore complies with the requirements of the criteria of Policy B20 of the GUDP.

Flooding matters

5.6 Policy B29 of the UDP involves assessing developments on lands under threat of flooding. The site of the application is located within a C1 flood zone. Natural Resources Wales were consulted on the proposal and observations were received from them noting that the concerns would be acceptable if the applicant was advised to install flood prevention measures. It will be possible to manage this through drawing the applicant's attention to the letter that was received by NRW. Therefore, it is considered that the proposal as it stands complies with the requirements of the criteria noted in policy B29 of the GUDP.

Response to the public consultation

5.7 Full consideration was given to all the observations received in response to the public consultation period as part of the above assessment and it is considered that there are no issues that override the relevant planning policies.

PLANNING COMMITTEE	DATE: 23/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

6. Conclusions:

- 6.1 The objections from local residents have received full consideration as noted above. Based on the above assessment, and having considered all the relevant matters, including the objections, it is not considered that the proposal is contrary to the local and national policies and guidelines noted in the assessment, nor are there any other material planning considerations that state otherwise. Based on the above, it is considered that the proposal is acceptable to be approved subject to relevant conditions.

7. Recommendation:

- 7.1 To approve – conditions

- (1.) Five years
- (2.) Removal of permitted development rights
- (3.) Comply with the plans.
- (4.) Welsh Water conditions

Relevant advice from NRW and Welsh Water



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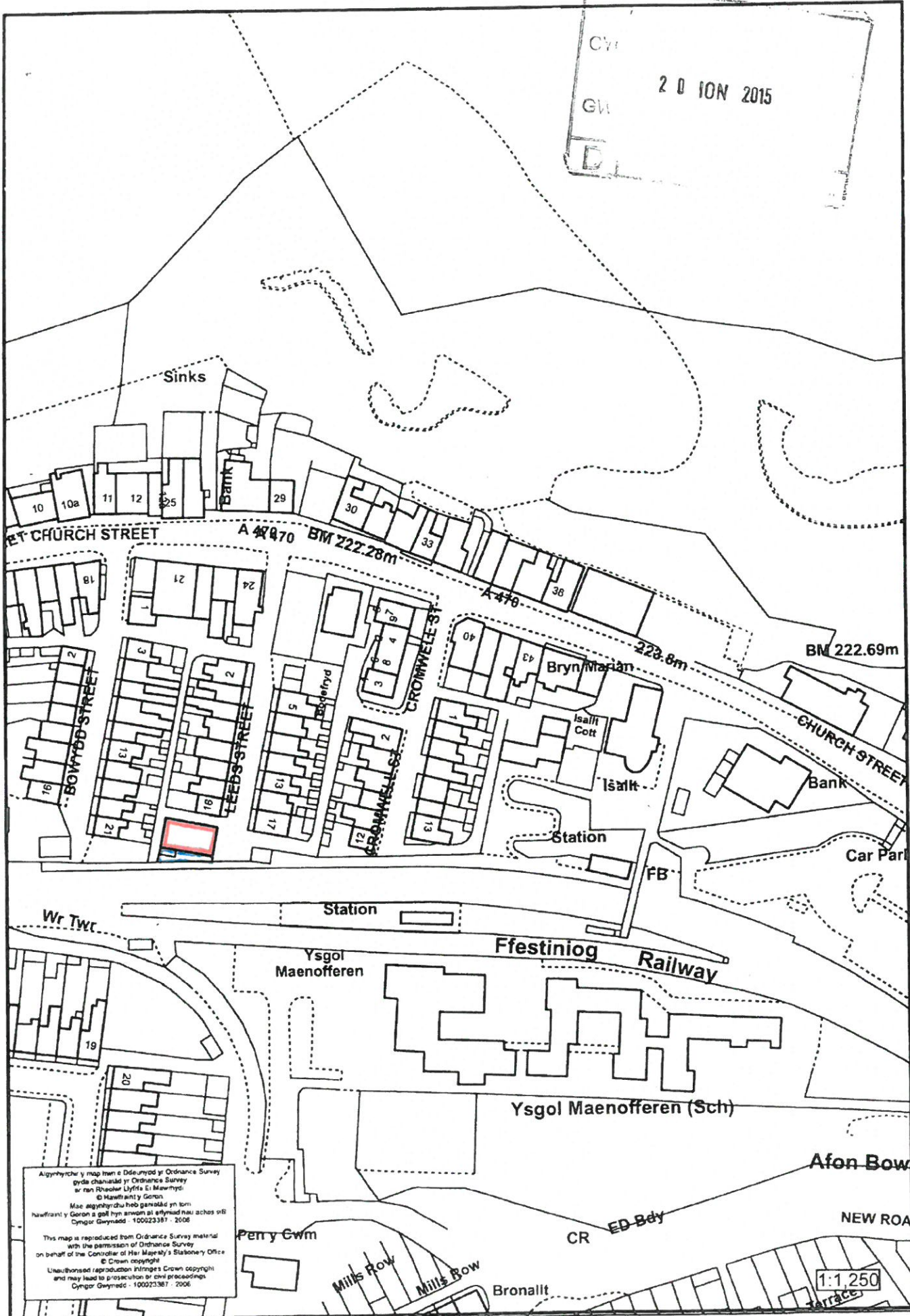
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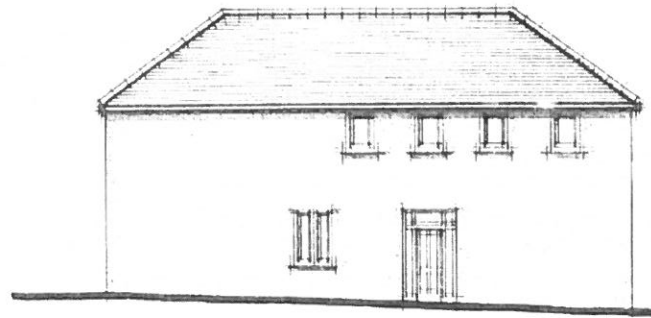


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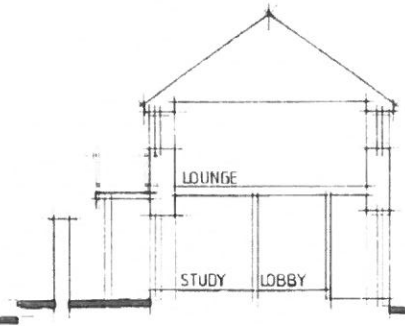
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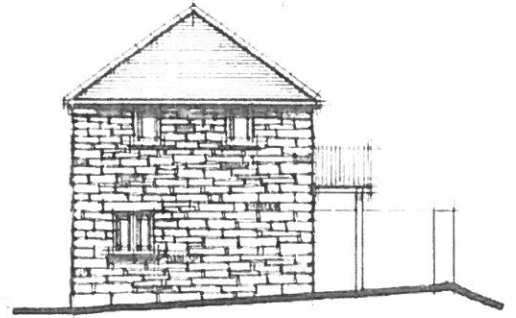
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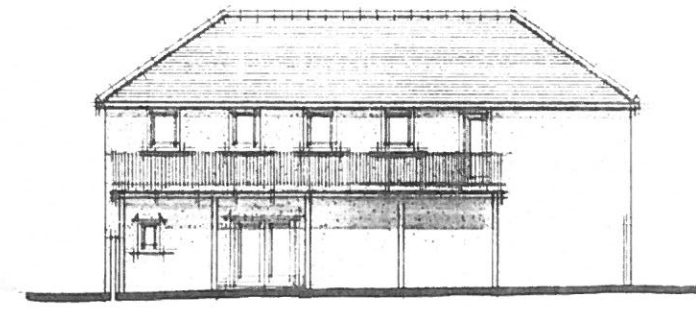
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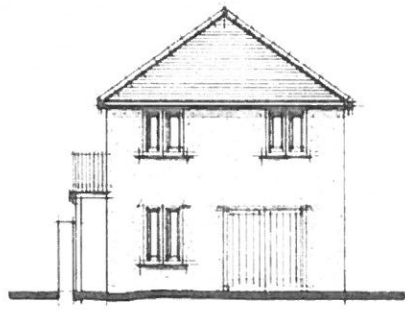
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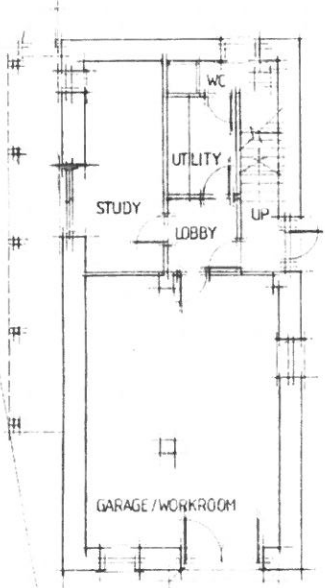
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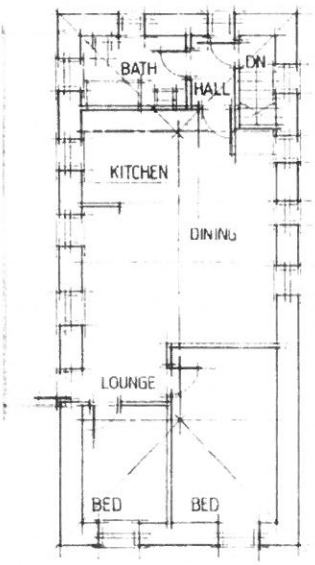
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WEST



GROUND FLOOR



FIRST FLOOR

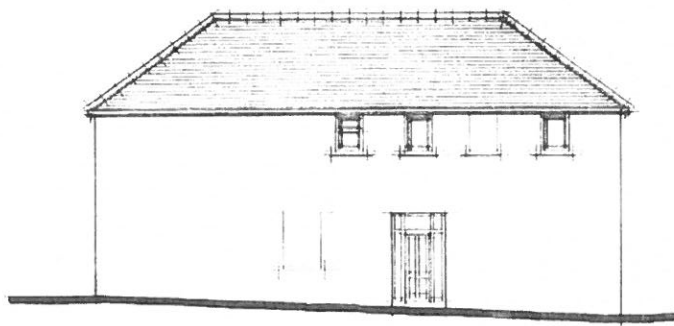
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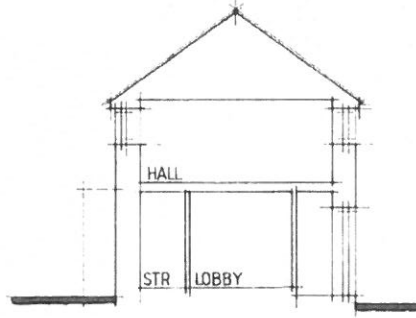
CLIENT
MR + MRS SCHRISWORTH,
LLYSPRIN,
RHWYRFFDIR,
PLAENAU FFESTINGOG,
GWYNEDD

JOB
PROPOSED CONVERSION
OF THE FORMER
KINGDOM HALL TO
DWELLING AT
LEIDS STREET,
PLAENAU FFESTINGOG

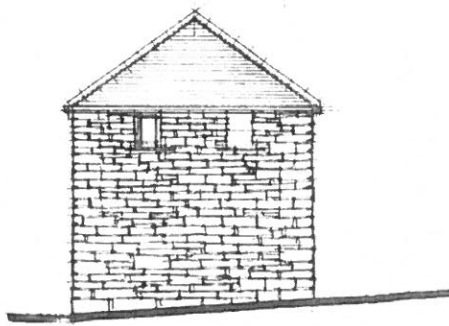
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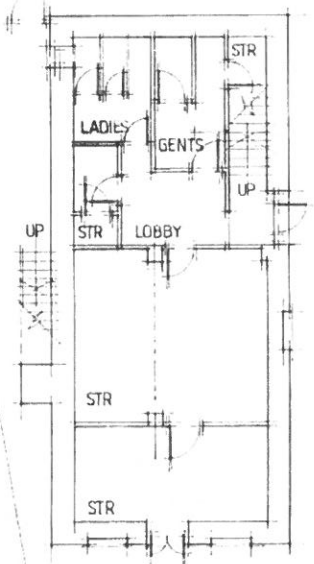
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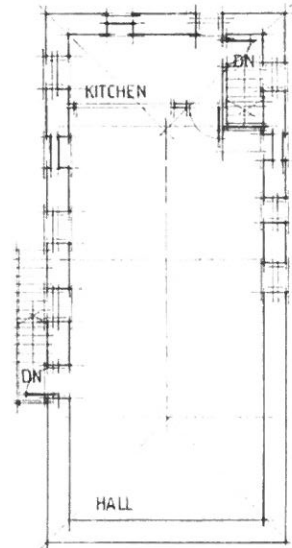
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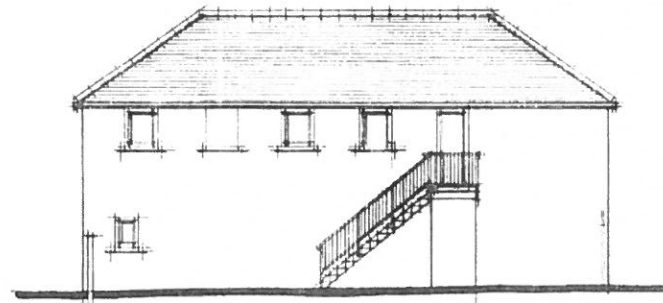
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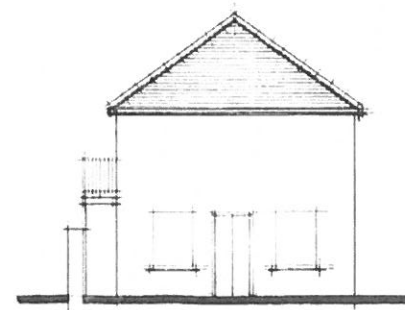
GROUND FLOOR



FIRST FLOOR



SOUTH



WEST

28 JAN 2015

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BLAENAU FFESTINIOG,
GAMHIEDD

JOB
PROPOSED CONVERSION
OF THE FORMER
KINGDOM HALL TO
DWELLING AT
LEEDS STREET,
BLAENAU FFESTINIOG.

0.1 EXISTING
SCALE 1:100 DATE JANUARY 15
DRWG NO 01/SC15