

PLANNING COMMITTEE	DATE: 03/04/2017
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	SIAMBR DAFYDD ORWIG, CAERNARFON

Number: 7

Application Number: C17/0287/44/LL

Date Registered: 03-04-2017

Application Type: Full - Planning

Community: Porthmadog

Ward: Porthmadog West

Proposal: Erect storage and maintenance buildings and bottled LPG storage facility

Location: Greenacres Caravan Park, Morfa Bychan, Porthmadog, Gwynedd, LL49 9YF

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a full application to erect storage and maintenance buildings and bottled LPG storage facility.
- 1.2 The application site is located within the existing Greenacers caravan site in Morfa Bychan between the waste treatment site, Greenacers caravan site's main buildings and existing residential housing. The site is currently used to store boats. There is a high fence and vegetation around the site.
- 1.3 The main building would have a floor surface area of 205m² and would measure 8m to the ridge, it would be finished externally with a combination of corrugated panels and block walls finished in green and grey colours. It is also proposed to erect a building to store lawnmowers. This building would have a floor surface area of 36m² and would measure 2.7m at its highest. Internally, the main building would provide space for the following:
- Laundry room
 - Workshop
 - Store rooms
 - Offices and ancillary resources such as a kitchen and toilets

The proposal also involves erecting a chain link fence 2m high to match the existing fence and to create a compound within the current yard to store LPG cylinders. The remainder of the site will remain as boat storage.

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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. 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 reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **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 protecting 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 safeguarding the recognised features and amenities of the local area.

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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 B27 - LANDSCAPING PLANS - Ensuring that permitted proposals incorporate soft/hard landscaping of high standard which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY CH33 - SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

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.

2.4 Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)

POLICY PCYFF1: Development criteria
POLICY PCYFF 2: Design and place shaping
POLICY PCYFF 3: Design and landscaping

2.5 National Policies:

Planning Policy Wales Edition 9 2016
TAN 12: Design
TAN 23: Economic Developments

3. Relevant Planning History:

C12/1082/44/LL - RE-ROOF THE CURRENT SWIMMING POOL – APPROVED - 13-Sep-2012

C13/0873/44/LL – Relocation of 45 touring units to the existing Pitch and Putt site and erect a toilet block, install a service road and landscaping – APPROVED – 03-March-2014.

C15/0658/44/HY – Application to retain an illuminated sign near the site access – APPROVED–12-Aug-2015.

C15/0872/44/LL - Retrospective application for the installation of 6 timber bases and associated works for the siting of 6 safari tents in place of 6 touring caravans pitches permitted under planning permission reference C13/0873/44/LL - APPROVE - 09-Nov-2015

C15/1380/44/LL - Application to change condition 3 of planning permission C15/0872/44/LL in order to keep the timber bases in place throughout the year - REFUSED - 29-Feb-2016

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4. Consultations:

- Community/Town Council: Refuse - questioning the need for such a large building. Visual impact and closeness of the development to nearby buildings.
- Transportation Unit: It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.
- Welsh Water: Propose standard conditions
- Public Protection Unit: No response
- Public Consultation: A notice was posted on site and advertised in the press, and nearby residents were informed. The advertisement period expired, 2 correspondence were received containing the following comments:
- Noise and odour
 - Loss of view
 - Landscaping
 - CCTV cameras

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D8 of the GUDP is relevant to this application. 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. Since this is an application for a building to serve the current established business it is considered that the principle of the proposal is in accordance with the requirements of policy D8.
- 5.2 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless material considerations state otherwise. The current 'Development Plan' is the Gwynedd Unitary Development Plan (2001 - 2016) and the Joint Local Development Plan for Gwynedd and Anglesey (JLDP) will replace the Unitary Plan as the 'development plan' once it is formally adopted. It is likely that the JLDP will be adopted during July 2017.
- 5.3 The statutory test should be the first consideration at all times when dealing with any planning application, i.e. it is necessary to determine planning applications in accordance with the development plan, unless other material considerations state otherwise. The JLDP is now a material planning consideration for the purposes of development control. Paragraph 3.1.3 of Planning Policy Wales states:

"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies ..."

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5.4 Although a number of policies have been discussed in detail during the Gwynedd and Anglesey Joint Local Development Plan Hearings, we will not the contents of the Plan for certain until the Inspector presents his binding report.

5.5 Paragraph 2.14.1 of Planning Policy Wales states:

"...thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances."

5.6 In this case, the JLDP policies as noted in 2.4 above are material and as these policies are consistent with the policies of the Unitary Development Plan and the relevant National Advice included in PPW, it is considered that the above assessment and the recommendation of this report are consistent with the emerging policy.

Visual, general and residential amenities

5.7 The location of the proposed development is located on the periphery of the extensive Greenacers caravan site. The existing site is currently used to store boats, and has already been considerably landscaped.

5.8 It is acknowledged that the building is substantial and of an 'industrial' appearance, but given the size of the caravan site, its location and the vegetation around, it is believed that the proposal would be an opportunity to provide a 'centre' for maintenance matters on the site.

5.9 The proposed building would be located within an existing yard which is on level ground and is already surrounded by a 2m fence and significant landscaping. It is believed that the proposal would be acceptable in terms of its size and location. It is a standard design for this type of practical building, and therefore it is not considered that the proposal is unacceptable in terms of the requirements of policy B22 of the UDP.

5.10 The final external finishes are to be agreed by a formal condition, as there is currently an intention to use a mix of green and grey colours, and possibly keeping to one colour would be better. This would ensure that this element is acceptable and therefore satisfies the requirements of policy B25 of the UDP.

5.11 The closest residential housing (two terraces of 4 and 5 houses) are located approximately 17m away from the site. The land between these houses and the site consists of significant vegetation. Residents from two of these terraced houses have objected to the application on the grounds of noise, odour, loss of views, landscape and CCTV cameras.

5.12 The objectors note that the development would likely cause noises of the nature of opening and closing rolling doors; and they note that they already suffer from the effects of noise and odour from the site. No response has been received from the Public Protection Unit. These residents live on the periphery of the existing caravan site, and the proposal constitutes using the existing work yard to erect buildings and create a compound to facilitate the site's operation. In considering the distance, and that there is a fence and considerable vegetation between these houses and the application site, it is unlikely that this proposal itself would cause additional

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disturbance to nearby residents. Loss of views cannot be considered as a planning matter and the proposal does not include installing additional CCTV cameras. Conditions could be imposed in order to agree on a lighting plan for the site to prevent any possible effects that could arise from this.

- 5.13 In considering the existing use and condition of the site, the intended use, appearance, size etc., it is not considered that the proposal would have an unacceptable detrimental impact on local residents and it is therefore considered that the proposal is acceptable in relation to Policy B23 of the UDP.

Transport and access matters

- 5.14 The site of the proposed development is located on the periphery of the existing Greenacers site, and it would be possible to access the site from two directions. The Transportation Unit has no objection to the proposal. It is believed that the proposal is acceptable from a highways perspective and, therefore, complies with the requirements of policy CH33 of the UDP.

The economy

- 5.15 The proposed building is mainly being developed to provide improved and extended resources in order to store and keep various goods, provide a laundry room and office space. It is deemed important to support these elements as they have the potential to create additional employment opportunities, thereby expanding and strengthening the established Greenacers business. It is considered that this is an element which is supported by policy D8 of the UDP.

7. Recommendation:

- 7.1 To approve – conditions

1. Time
2. Comply with plans
3. Agree on finishes
4. Lighting Plan
5. Welsh Water
6. Restrict use
7. Working hours