

PLANNING COMMITTEE	DATE: 15/01/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

**Number: 4**

**Application Number: C17/0933/15/LL**

**Date Registered: 24/10/2017**

**Application Type: Full - Planning**

**Community: Llanberis**

**Ward: Llanberis**

**Proposal: Demolition of existing industrial buildings and erection of 2 no. extensions to industrial building and associated alterations to existing building and erection of 1 no. new free-standing storage and processing building.**

**Location: DMM Engineering International, Ffatri y Glyn, Y Glyn Industrial Estate, Llanberis, Caernarfon, Gwynedd, LL55 4EL**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

- 1 This application is for the improvement of the DMM factory buildings in Llanberis so that the company can provide better facilities, include new machinery and improve the existing production processes. There are many elements to the plan, namely:
- Demolition of existing structures that are linked to the main building in two locations
  - Erection of two new extensions to the rear of the main building to replace the structures to be demolished
    - one would be an extension with a sloped roof measuring 21m wide and 4.0m high and it would extend for 6.6m from the rear of the main building
    - the second would fill a gap in the northern end of the building and it would measure 14.6m long, 11.4m wide and 5.8m to the roof ridge
  - Removal of storage containers from the site
  - Erection of new building for the storage and processing in the location of the containers - the building would have an internal suspended floor in order to provide more space for storage and it would measure 30m long and 15m wide and 6.3m to the roof ridge.
- 1.2 An additional 742m<sup>2</sup> of floor surface area would be created by these developments. It is intended for all the new structures to be constructed in grey coloured metal cladding in the form of modern industrial units.
- 3 The site is located within an established industrial estate outside the development boundary of the Llanberis Local Service Centre as defined by the Gwynedd and Anglesey Joint Local Development Plan. It also lies within a Special Landscape Area.

## 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 Local 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, and in making the recommendation 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. It is considered that there would be no

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significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

### 2.3 Gwynedd and Anglesey Joint Local Development Plan. (July 2017)

PS 13: PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY  
 PCYFF 2: DEVELOPMENT CRITERIA  
 PCYFF 3: DESIGN AND PLACE SHAPING  
 TRA 2: PARKING STANDARDS  
 TRA 4: MANAGING TRANSPORT IMPACTS  
 PS19: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT  
 AMG 2: SPECIAL LANDSCAPE AREAS

### 2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.

Technical Advice Note 23: Economic Development (2014)

### 3. Relevant Planning History:

There is considerable planning history to the site but none of the previous applications are particularly relevant to this application.

### 4. Consultations

Community/Town Council:	Not received
Transportation Unit:	No objection
Welsh Water:	Observations: Request a standard condition and guidance for the applicant
Natural Resources Wales:	Not received
Economy and Community Service :	Support
Public Protection:	Owing to the previous use of the site, it could be contaminated - request a condition to undertake a desk study to assess the risk of contamination and to act in accordance with the recommendations of that investigation.

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Biodiversity Unit: The structures to be demolished are unsuitable for bats. No concerns regarding biodiversity.

Public Consultation: A notice was posted on the site and a consultation was held with neighbours. The advertising period has ended and no observations were received on the application.

## 5. Material Planning Considerations:

### The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Gwynedd and Anglesey Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. Strategic Policy PS 13 of the LDP aims to facilitate economic growth by supporting various aspects of the local economy, which includes supporting the economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth. This is a scheme to improve the facilities of an existing business at an appropriate scale for its site within an existing industrial site, and it is therefore considered that the proposal satisfies the requirements of policy PS 13 of the LDP.
- 5.2 When considering the above, it is believed that the principle of this development is consistent with the Joint Local Development Plan's strategy.

### Location, Design and Visual Effect

- 5.3 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance, the character and appearance of the site
  - Respect the site and surroundings in terms of its location in the local landscape.
  - Use appropriate materials
- 5.4 Due to their location in an existing industrial location it is not considered that these developments will harm the appearance of the site or disrupt the visual amenities of the area in general. It is not considered that the developments would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

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- 5.5 The site is also within a Special Landscape Area but yet, due to its location in an industrial site, it is not believed that there will be any significant harm on the scale of the landscape deriving from the development and therefore it is believed that the application is consistent with Policy AMG 2 of the LDP.

### **Visual, general and residential amenities**

- 5.6 Due to the nature, location and size of the developments, it is not considered that there would be a significant harmful impact on private amenities or on the amenities of the neighbourhood in general and therefore the developments would be acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of amenities.

### **Contaminated land**

- 5.17 Considering the site's previous use for purposes associated with the railway, it will be essential to undertake further work to ensure that no contamination occurs from disturbing the land. The Public Protection Service proposes conditions to ensure that suitable research is carried out before any work is commenced on the site and, if required, any mitigation measures identified will have to be undertaken. In imposing a condition to ensure this, it is believed that the development will meet the requirements of Policies PS 19 and PCYFF 2 of the LDP inasmuch as they involve the protection of the environment.

### **Transport and access matters**

- 5.8 The Transportation Unit did not have any objection to the proposal stating that it would be unlikely that the developments would disrupt the existing parking arrangements. Given the above, it is considered that the proposal complies with policies TRA2 and TRA 4 of the LDP.

### **The economy**

- 5.9 The national advice and guidance included in TAN 23 and Planning Policy Wales, Chapter 7 emphasises that local planning authorities should seek to ensure that economic developments happen in the most appropriate and sustainable places (such as existing employment sites in this case), rather than obstructing and arguing against such developments. It also states *that economic advantages associated with the development can extend far beyond the geographical area of the development itself and consequently, it is essential that the planning system acknowledges and gives appropriate consideration to the economic advantages associated with new development.... Authorities should also deal with economic development applications in a positive and constructive way.* Within this national context, it is believed that this proposal

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is acceptable and that it would be a means of maintaining and promoting this business that is valuable within the local economy.

## **6. Conclusions:**

It is considered that the proposed use, design and materials are acceptable and that they will not impair the amenities, character or appearance of the site, nor the surrounding area. All material considerations have been addressed when determining this application; however, this has not changed the recommendation.

## **7. Recommendation:**

To approve – conditions:

1. Five years.
2. Development to comply with the approved plans.
3. Contaminated land condition
4. Welsh Water condition

Notes

1. Welsh Water