

PLANNING COMMITTEE	DATE: 23/09/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 3

Application Number: C19/0687/14/LL

Date Registered: 16/07/2019

Application Type: Full - Planning

Community: Caernarfon

Ward: Peblig

Proposal: Full application for change of use of building from use class D2 (indoor karting centre) to use class B2 (general industrial use)

Location: Redline Go-Kart Centre, Lôn Cae Ffynnon, Cibyn Industrial Estate, Caernarfon, LL552BD

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a full application for change of use of an existing industrial unit located within Cibyn Industrial Estate from its established use as an indoor karting centre (business use class D2) to new use within business use class B2, namely general industrial use. No additional information has been submitted regarding the business intended to be located here, except for the fact that it falls within use class B2.
- 1.2 The site is located in the southern part of the estate with various business uses in nearby sites and units, and open lands beyond the site to the south. A standard vehicular access serves the site and parking spaces are located to the front of the building, whilst established trees are dispersed on nearby lands.
- 1.3 The submitted proposal relates to changing the use of the building itself, there is no intention to propose changes to the external elevations of the building itself. The total internal floor area measures 1,765m² and therefore, normally, this would be considered to be a 'major' application. Nevertheless, it is believed that, in this case, the relevant regulations refer to the creation of new floor space and not to an existing building as is the case here.

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 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 seven 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, 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 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS 1: The Welsh Language and Culture

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

SP 13: Providing opportunities for a prosperous economy

CYF 1: Safeguarding, allocating and reserving land and units for employment use

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Also, the following is a material consideration in this case:

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Planning Policy Wales, Edition 10, 2018

Technical Advice Note 23: Economic Development

3. Relevant Planning History:

- 3.1 C04A/0686/14/LL – construction of a karting centre along with a new access and parking space - approved 24/02/05

4. Consultations:

Community/Town Council: Support

Transportation Unit: No objection, the proposal shows twice the number of parking spaces that are required for this type of development according to current standards.

Welsh Water: Standard conditions and advice.

Public Protection Unit: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letter / correspondence of objection has been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of such developments as seen here are mainly included in policies PS 1, PS 5, PS 13 and CYF 1 of the LDP. In addition, Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. Policy CYF 1 notes "*Land and units on existing employment sites...are*

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safeguarded for employment/business enterprises and are shown on the Proposals Map." This site is located within the development boundary and within the Cibyn Estate, which has been designated specifically as a Sub-regional Strategic Site (primary) for land uses within use classes B1, B2 and B8. Policy PS 13 notes that it is expected for the Council to facilitate economic growth by protecting lands and units for employment and business purposes (B1, B2 and B8), whilst policy PS 5 notes that priority will be given to using land and infrastructure effectively, giving priority to the re-use of lands and previously used buildings, wherever possible. In this case, the proposal is acceptable in principle in terms of safeguarding, designating and safeguarding land and units for employment, as well as the status of the Cibyn Estate as a primary Sub-regional Strategic Site.

- 5.2 Given the above and that the site is designated in the LDP as a specific site for employment development, it is believed that the principle of developing the site is acceptable and complies with the general requirements of the local plan's policies.

Visual, general and residential amenities

- 5.3 The building, associated infrastructure, including the access road and parking spaces already exist and therefore it is not believed that there will be any change in the current situation in relation to this aspect. The current application involves changing the use of the building, without any exterior changes to the external structure. It is not believed that the proposal would disrupt the visual or general amenities of the area. The site is within an existing vast industrial estate and there are no residential properties nearby within a reasonable distance where a prominent impact would derive from this change. Consequently, it is not believed that there will be any concerns in relation to the change of use and that it therefore complies with the requirements of policy PCYFF 2.

Transport and access matters

- 5.4 A standard road leads through the existing estate and a wide access leads to the application site and parking and turning spaces already exist in front of the building. The Transportation Unit does not object to the application and it notes that the current parking standards have been satisfied through the current provision. It is therefore deemed that the relevant requirements of the relevant policies, TRA 2 and TRA 4, have been met.

The economy

- 5.5 As previously referred to above, this site is located within one of the primary industrial estates in the County, which is mainly restricted to uses associated with use classes B1, B2 and B8. This building and its associated use was originally approved as an use outside the use class of the site, as an exception to the relevant policies. Consequently, it is believed that this existing application is an attempt to change the use of the building and site so that it is in line with the designated use and relevant policies and that it therefore complies with the relevant policies of CYF 1, PS 5 and PS 13.

Language Matters

- 5.6 As required according to policy PS 1, a development regarding an industrial development with a floor area of 1,000m² or more, requires to submit a Welsh Language Statement. The Supplementary Planning Guidance: Maintaining and Creating Unique and Sustainable Communities, has been adopted and the agent is aware of the need to submit a Statement; however, no statement has been received to

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date. As the application is one that would create local employment, and as there is a suggestion that a decision is needed soon, it is believed reasonable to report on the matter to the Committee at the end of September and to provide a verbal report on the relevant language matters. We trust that the Statement will have been received by then and that the observations of the Language Unit will be available to report to the Committee.

6. Conclusions:

- 6.1 Having considered the above, and subject to receiving favourable observations from the Language Unit on the Language Statement, it is considered that this proposal to change the use of a building on Cibyn Industrial Estate from D2 use to B2 use is acceptable and that it complies with the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 Approve - conditions

1. Time
2. Compliance with the plans
3. Welsh Water Note

Note: this permission does not grant permission for any signs or ventilation/extraction units.