

12.2

Gweddill y Ceisiadau

Remainder Applications

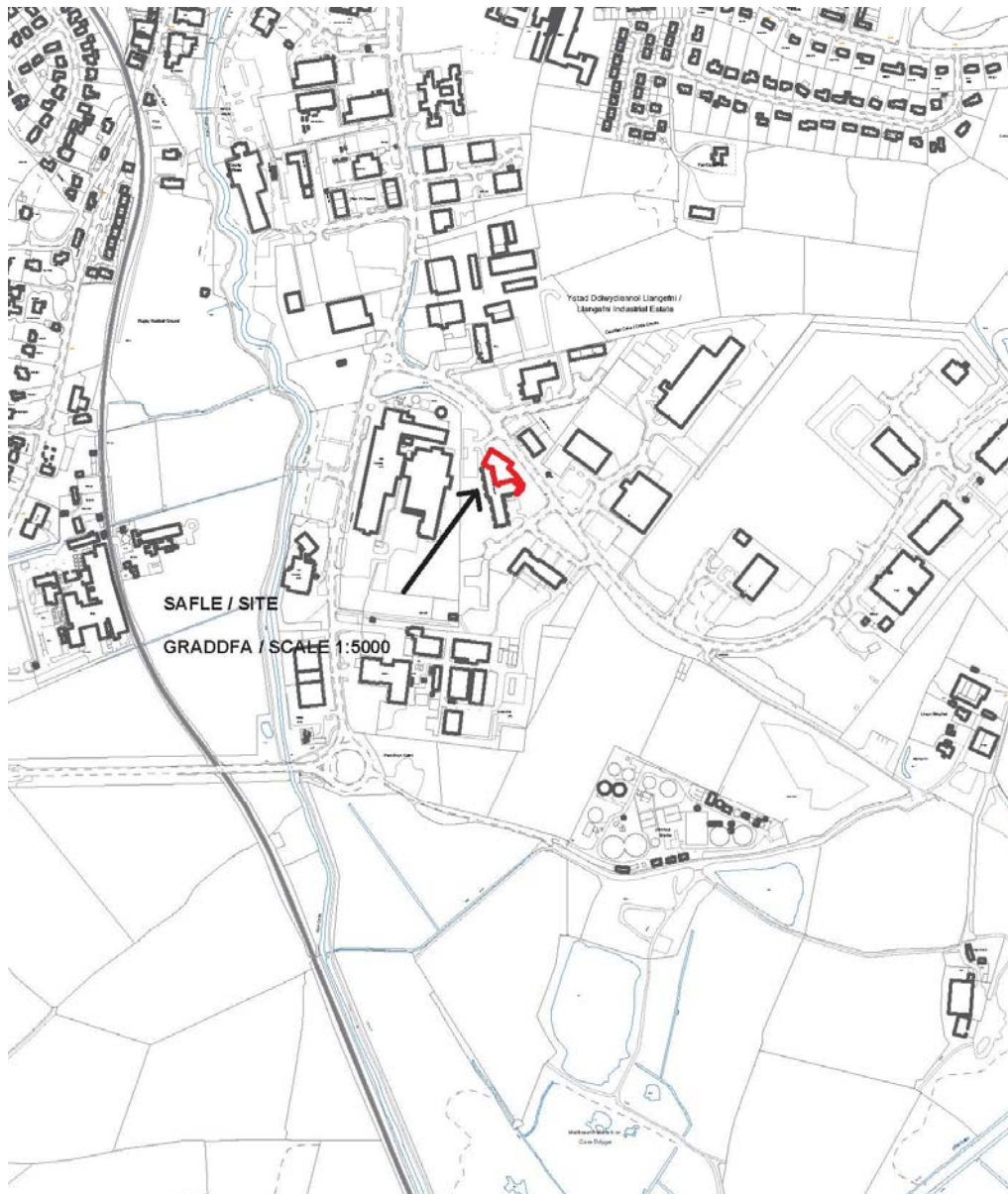
Rhif y Cais: **34LPA791F/CC** Application Number

Ymgeisydd Applicant

Head of Service - Property Services

Cais llawn ar gyfer gwaith tirlunio ynghyd a chreu 4 llecyn parcio ychwanegol yn / Full application for landscaping works together with the creation of 4 additional parking spaces at

Canolfan Busnes Ynys Môn / Anglesey Business Centre, Llangefni



Planning Committee: 03/10/2018

Report of Head of Regulation and Economic Development Service (SOH)

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council on County Council owned land.

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate away from the main through-road and gently slopes upwards towards the back of the site. The business center is surrounded by industrial type buildings, the closest of which is a food processing unit.

The application is for the creation of 4 additional parking spaces together with landscaping works and general re arrangement of the site.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the character of the local area and its highway safety.

3. Main Policies

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

4. Response to Consultation and Publicity

Highways – Suggested Condition that car parking shall be completed in accordance with approved plans.

Landscape Advisor – No Objection

Environmental Health – Informative regarding nuisance during construction

Town Council – No Response

Councillor Dylan Rees – No Response

Councillor Nicola Roberts – No Response

Councillor Bob Parry - No Response

5. Relevant Planning History

34LPA791/CC –Erection of a business centre on Plots 16 & 17, Bryn Cefni Industrial Estate, Llangefni. Approved 23/12/1999

34LPA791A/CC - Alterations and Extensions together with the construction of a new vehicular and pedestrian access at Anglesey Business Centre/Llys Goferydd, Bryn Cefni Industrial Estate, Llangefni. Approved 26/5/2004.

34LPA791B/CC - Installation of an 8kw solar PV system on the roof of Anglesey Business Centre, Bryn Cefni Industrial Estate, Llangefni. Approved 21/8/2012.

34LPA791C/CC/ECON - Full application for alterations and extensions for office space (Use Class B1) together with the construction of a bike storage area, car park and electric vehicle charging point at Anglesey Business Centre, Llangefni. Approved 9/2/2015.

34LPA791D/VAR/CC - Application under Section 73 for the variation of condition(s) (02)(The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purpose) and (04)(The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/12/2014, under planning application reference 34LPA791C/CC/ECON) of planning permission reference 34LPA791C/CC/ECON (alterations and extension, creation of a bike storage area and creation of a car park) so as to amend the approved scheme at Canolfan Busnes Ynys Môn / Anglesey Business Centre, Llangefni. Approved 19/3/2018.

34LPA791E/DIS/CC - Application to discharge condition (02) (drainage scheme) of planning permission 34LPA791D/VAR/CC at Canolfan Busnes Ynys Môn/Anglesey Business Centre, Llangefni. Discharged 10/5/2018.

6. Main Planning Considerations

Affect Upon Character Of The Area – The application consists of general re arrangement of the site which will allow the creation of 4 additional car parking spaces. The works proposed are modest and will not drastically alter the character of the area to a degree that would warrant a refusal. The scheme will also include installation of electric car charging ports, solar bollard lighting and a planting scheme. Along with the above the proposal includes signage, seating areas and new paved surfaces which will connect the car parking facilities to the main building. Considering all the above elements of the scheme, it is deemed the proposal will be in keeping with the surrounding area and its character.

Highway Safety – The highways department had no objection to the scheme and suggested a condition was imposed in order to ensure the car parking accommodation will be completed as the details submitted in the proposal.

7. Conclusion

The proposal will modernize the site and provide additional car parking accommodation in a manner respectful of the surrounding area and its character. It is considered the scheme will not have any negative effects, subsequently the department are mindful to recommend approval.

8. Recommendation

That planning permission is granted subject to the following planning conditions:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
39696-LEA-XX-DR-6009	14/08/2018	Proposed Location Plan
39696-LEA-XX-DR-6010	14/08/2018	General Arrangement Hard and Soft Landscape Plan
39696-LEA-XX-DR-6010	14/08/2018	General Arrangement Hard and Soft Landscape Plan
39696-LEA-XX-DR-6010	14/08/2018	Front Entrance Landscape Design

Under planning application reference 34LPA791F/CC.

Reason: For the avoidance of doubt

(03) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In The Interest of Highways Safety.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.