

**Application Reference: FPL/2019/250**

**Applicant:** Mr. Mark Jones

**Description:** Cais llawn ar gyfer cael gwared â'r adeilad swyddfa bresennol ynghyd a chodi swyddfa ac adeilad lles newydd yn / Full application for the removal of the existing office building together with the erection of a new office and welfare building at

**Site Address:** GD Jones Fuel Oil, Ystad Ddiwyddiannol Gaerwen Industrial Estate, Gaerwen



**Report of Head of Regulation and Economic Development Service (John Williams)**

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

Applicant is related to an officer in the Planning Service

**Proposal and Site**

The proposal is to erect a new site building to provide administrative and welfare facilities on the site and will replace a temporary arrangement currently provided by a portable building.

The site is occupied and operated by a fuel oil supplier and is located in the north-western sector of the Gaerwen Industrial Estate. It is bounded to the north by the estate road beyond which is a scrap metal processing site, to the south by a waste management company, to the east by a gas supplier and to the west by the access track to Rhosydd Bach which also provides part of the route of a Public Footpath.

Beyond the footpath to the west lie fields which provided lairage capacity for a former abattoir. The site is secured by means of a steel palisade fence.

The site consists of a yard which is partly surfaced by concrete and partly by compacted hardcore which accommodates 4 large storage tanks to the southern part and a fuel dispensing point in the central portion of the yard. The yard is accessed via a wide, gated access which gives direct access to the industrial estate road and the wider highway network.

## Key Issues

The application's key issues revolve around the appropriateness of the proposed development's location, design and use, how it integrates with the surrounding area and whether any adverse impacts arise.

## Policies

### Joint Local Development Plan

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

### Response to Consultation and Publicity

Consultee	Response
Dwr Cymru/Welsh Water	Comment that, on the basis that foul only flows are proposed to connect into the public sewerage system, there is no objection to the proposal in principle. Suggest that a condition requiring that no surface water or land drainage be allowed to connect with the public sewerage scheme be imposed on any permission granted.
Cynghorydd Eric Wyn Jones	No response to date
Cynghorydd Dafydd Roberts	No response to date
Cyngor Cymuned Llanfihangelceifiog Community Council	No response to date
Iechyd yr Amgylchedd / Environmental Health	General observations
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No Observations
Draenio Gwynedd / Gwynedd Drainage	Observtions
Uned Datblygu Economaidd / Economic Development Unit	No specific observations to make.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	The proposed development is located on a site which has been designated as a 'secondary' employment site under of the JLDP for B1, B2 and B8 uses. The proposal will not involve a change of use from the existing use class, and therefore has no implications for policy CYF 1 of the LDP. The

	main policy consideration will be the acceptability of the proposal in accordance with policy PCYFF 3 (Design and Place Shaping).
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The application was publicised by means of displaying a site notice. The latest date for the receipt of observations was 20 November 2019. At the time of writing this report, no letters of representation had been received in relation to the application.

### **Relevant Planning History**

33C192 – Change of use of land to fuel depot together with the construction of a new access - Permitted – 02/09/1998

33C20W/1 – Full plans for the erection of a single storey industrial building - Permitted 12/07/2002

33C192A – Installation of LPG filling station - Permitted – 02/09/2002

### **Main Planning Considerations**

#### **Location and Design**

The application site is located within Gaerwen's development boundary and is, therefore, consistent with the requirement of Policy PCYFF 1 which states that proposals within development boundaries will be approved provided that they are consistent with other national and local plan policies and other material considerations.

In terms of design, the application site is located on an industrial estate which is characterised by modern, steel framed buildings clad in brick, concrete block and box profile steel. Building sizes are of varying dimensions. Some buildings in close proximity to the application site have first floors which are given over to welfare and office accommodation. The building proposed in this application will be built of blue engineering brick and grey steel cladding, of two storey construction with a mono-pitched roof and concealed rainwater goods. The ground floor offers reception, office and welfare accommodation, whilst the first floor provides more office and welfare accommodation in addition to a meeting area and archive capacity. As such, the design is considered to be consistent with JLDP Policy PCYFF 3.

#### **Employment**

From a strategic policy perspective, Policy PS13 enables the facilitation of economic growth. The proposed development is ancillary to the fuel oil business operated from the site and will replace a portable building currently providing office and welfare accommodation. Two new, full time posts will be created to supplement the 8 full time posts already employed in the business and this reflects the growth of the business concerned. Policy CYF 1 states that land and units on existing employment sites will be safeguarded for employment/business enterprises and the application site is located on such a site. Given this, the development of an industrial building for use in the operation of a business on a site safeguarded for employment use is consistent with Policy CYF 1.

#### **Visual Amenity**

As stated above, the proposal is considered to comply with the requirements of JLDP policies PCYFF 1 and 3 in terms of its location and design. Furthermore, it is considered to comply with the requirements of Policy PCYFF 2 in that it meets the relevant development criteria. The building proposed will replace a portable building currently providing office and welfare accommodation thereby improving the quality of accommodation. As such, the proposed development would enhance as opposed to detracting from the visual amenity of the locality.

## Highways

Given that two new posts are to be created by the proposed development, there is a potential for a minimum of four additional daily vehicle movements. However, the highway network in the locality is appropriate to absorb the potential increase and, other than during the building's construction, there would be no additional HGV traffic generated as a result of the proposal. There is sufficient space available within the yard to accommodate additional parking requirements. In essence, it is unlikely that there will be any adverse highway impacts as a result of the proposed development.

## Drainage

Dwr Cymru responded that, on the understanding that foul only flows are proposed to connect to the public sewerage system, they have no objection to the proposal in principle. Any permission granted should impose a condition requiring that no surface water or land drainage should connect directly or indirectly with the public sewerage network.

## Conclusion

The application is for a replacement office/welfare building which will include the removal of the portable building, currently providing these facilities, from the site.

## Recommendation

Permit

**(01) The development shall begin not later than five years from the date of this decision.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.**

- Dwg. No. 1606-A3-01 –Location/Existing Block Plan
- Dwg. No. 1601-A3-02 – Proposed Block Plan
- Dwg. No. 1606-A3-03 – Proposed Elevations
- Dwg. No. 1606-A3-04 – Proposed Ground Floor Plan
- Dwg. No. 1606-A3-05 – Proposed First Floor Plan
- Dwg. No. 1606-A3-06 – 3D View
- Dwg. No. 1606-A3-07 – 3D View

Reason: To ensure that the development is implemented in accord with the approved details.

**(03) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

**(04) Within 28 days of the occupation of the building permitted by this consent, the portable building that currently provides office and welfare accommodation shall be removed from the site.**

Reason: In the interests of amenity

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.