



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Graham Boase
 Head of Planning & Public Protection
 Denbighshire County Council
 Caledfryn
 Smithfield Road
 Denbigh
 Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 05/2012/0896/PF
 LAND AT TYN Y LLIDIART IND. EST.
 OPPOSITE WHOLE BAKE, CORWEN

6



Application Site

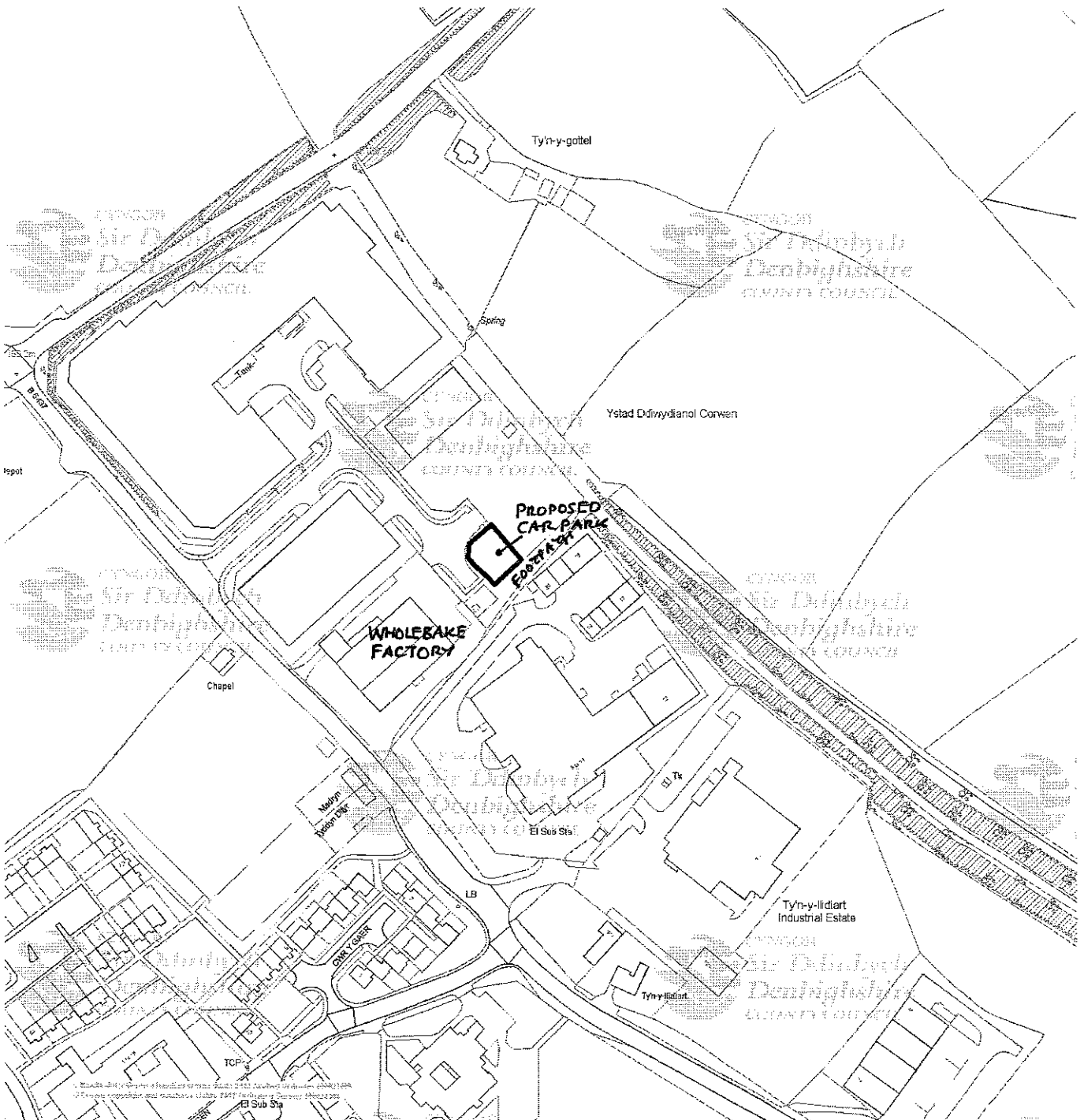


Date 22/8/2012

Scale 1/2500

Centre = 307506 E 344724 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.

Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

LAYOUT

FACTORY

- Notes:
1. All dimensions are in meters.
 2. All dimensions are to the centerline of the road.
 3. All dimensions are to the centerline of the road.
 4. All dimensions are to the centerline of the road.
 5. All dimensions are to the centerline of the road.
 6. All dimensions are to the centerline of the road.
 7. All dimensions are to the centerline of the road.
 8. All dimensions are to the centerline of the road.
 9. All dimensions are to the centerline of the road.
 10. All dimensions are to the centerline of the road.

Wholebake Ltd.
Convent
North Wales

Proposed Car Parking Area
Alterations to Wholebake Factory, Convent

11/09/21
11/09/21
11/09/21
11/09/21
11/09/21
11/09/21
11/09/21
11/09/21
11/09/21
11/09/21

GA-15

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

www.tactgroup.co.uk

TACT
Group

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

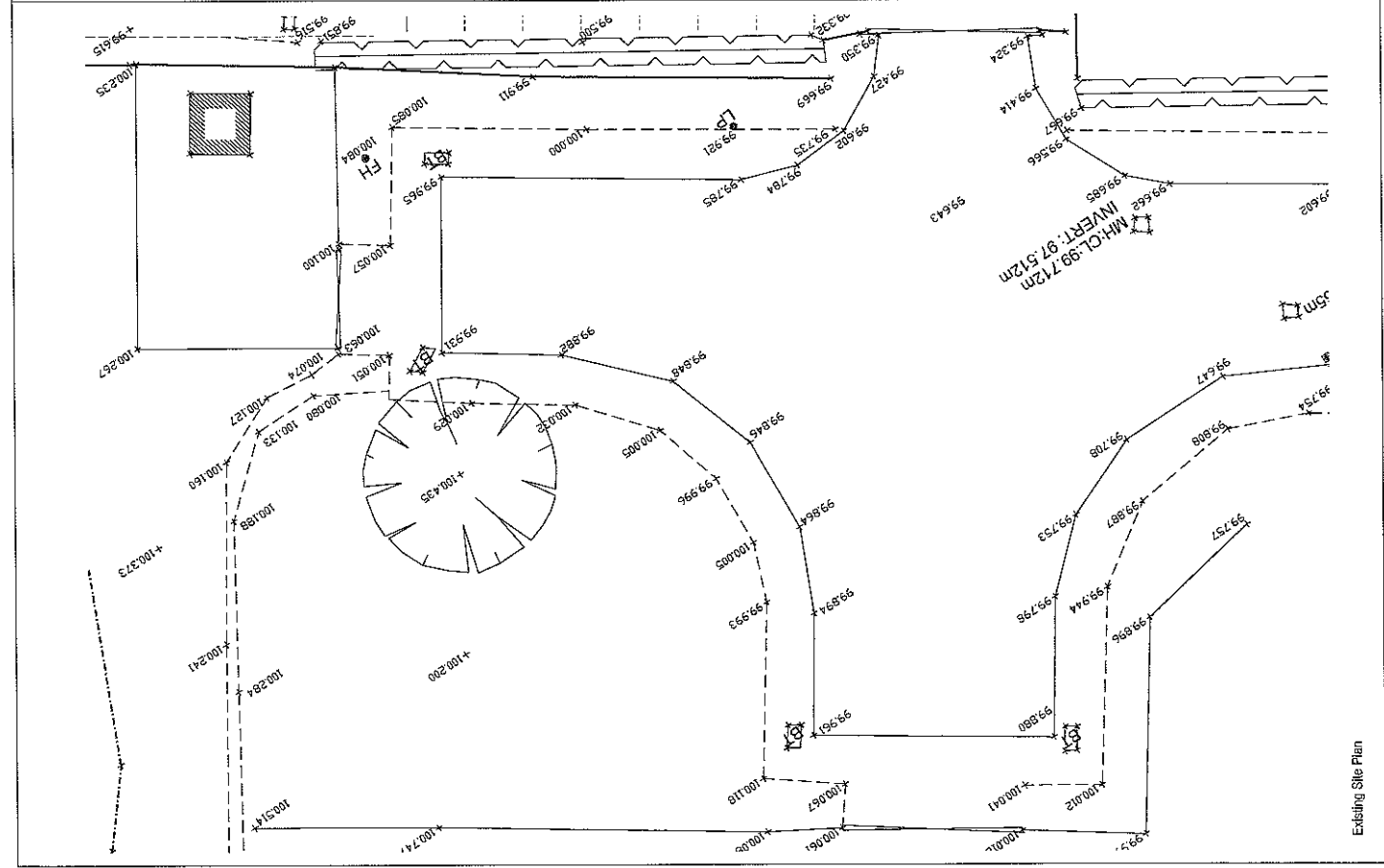
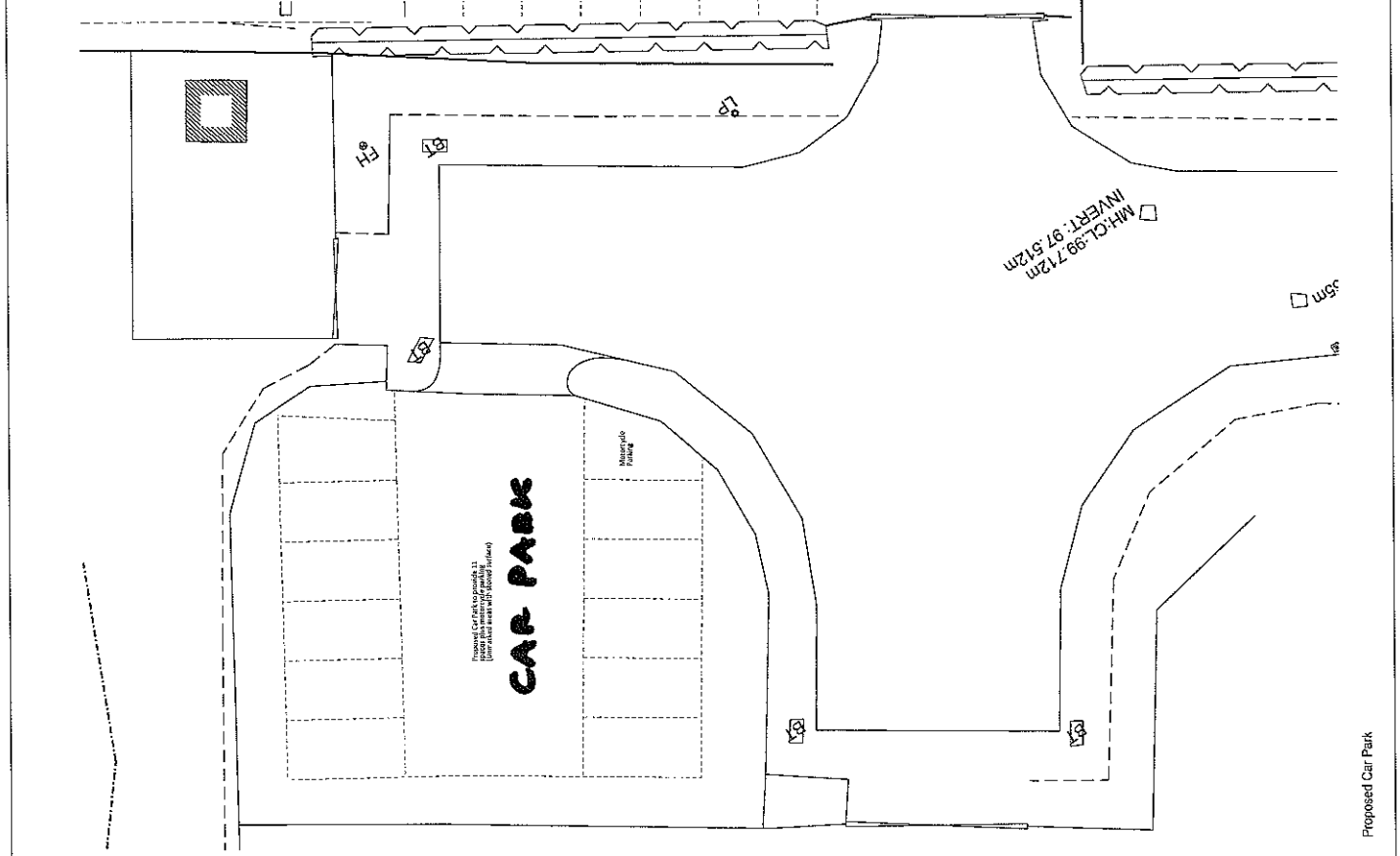
100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111

100 Ashford Rd
2777 Greenway Road
1111111
1111111
1111111
1111111
1111111
1111111
1111111
1111111



ITEM NO: 6

WARD NO: Corwen

APPLICATION NO: 05/2012/0896/ PF

PROPOSAL: Use of land for construction of additional car park for Whole Bake Ltd. for a temporary period of 5 years

LOCATION: Land At Tyn Y Llidiart Ind Est Opposite Whole Bake Tyn Y Llidiart Industrial Est Corwen

APPLICANT: Wholebake Ltd. Richard Shaw

CONSTRAINTS: Groundwater Vulnerability 1

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

CORWEN COMMUNITY COUNCIL
"Must keep the footpath"

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES:

HEAD OF HIGHWAYS AND INFRASTRUCTURE
No objections

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 04/09/2012

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Temporary planning permission is sought for the creation of an additional car parking area to serve the Wholebake Ltd industrial unit. The site is on the Tyn y Llidiart industrial estate, Corwen.

1.1.2 The proposed car park would measure 12 metres by 20 metres, and it would be constructed using crushed hardcore topped with loose stone surface. It would provide an additional 11 car parking spaces, and 1 space for motorcycles.

1.1.3 Access to the car park would be off an internal estate serve road, which terminates at a turning area adjacent to the proposed car park.

1.2 Description of site and surroundings

1.2.1 The site is currently a level disused piece of land within the Tyn y Lliadiart Industrial Estate. It has over the years become overgrown with self seeded vegetation. There is one semi mature tree within the site, a silver birch.

1.2.2 The surrounding area is characterised by large industrial buildings with service yards. On road parking is common in this area.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the Corwen (Clawddponcen) development boundary, and is within a designated employment area.

1.4 Relevant planning history

1.4.1 None

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 None

2. DETAILS OF PLANNING HISTORY:

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy GEN 1 – Development Within Development Boundaries

Policy EMP 2 – Main Employment Areas

Policy EMP 11 – Expansion/intensification of Existing Employment Premises

Policy TRA 6 – Impact of new development on traffic flows

Policy TRA 9 – Parking and Servicing Provision

3.2 GOVERNMENT POLICY GUIDANCE

Planning Policy Wales 2011

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

4.1.1 Principle

4.1.2 Highway safety

4.1.3 Visual amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle:

The site is located within the Corwen (Clawddponcen) development boundary. Policy GEN 1 states that in such locations the general principle of development is acceptable, subject to compliance with other plan policies. The site is also within a designated employment area where the relevant planning policies are Policy EMP 2 and Policy EMP 11. These policies broadly support the principle of industrial related development subject to an assessment of the proposal's impacts. It is noted that the site is undeveloped and part of a potentially larger site. It is for this reason that only a 5 year temporary permission is sought; to allow flexibility in the future and to ensure that the use of this land as a car park does not prohibit any future wider development. The proposal is therefore considered acceptable in principle on a temporary basis.

4.2.2 Highway safety:

The main Unitary Development Plan Policies relating to the highway impact of new developments are TRA 6, TRA 9 and GEN 6. These require due consideration of impacts of the safe and free flow of traffic, the capacity and condition of the highway network, and the adequacy of parking and servicing.

The site is located on an industrial estate where there is a significant amount of on-street parking taking place due to a shortfall of on site parking for a number of industrial units. The proposal seeks to add a further 12 off road parking spaces, with appropriate turning and manoeuvring space. The point of access onto the highway is away from the main flow of traffic, being at the end of the service road. The Highway Officer has not raised an objection to the proposal.

It is considered that this proposal would help alleviate the current problems associated with the existing shortfall of parking spaces within the Tyn Y Lliidiart Industrial Estate. Given the location of the access to the car park, away from the flow of estate traffic, it is not considered that proposed car park would have a detrimental impact upon the safe and free flow of traffic on the highway. The proposal complies with Policies TRA 6 and TRA 9, and is therefore considered to be acceptable in terms of highway safety.

4.2.3 Visual amenity:

Considerations of visual amenity impact are outlined in policy GEN 6 of the Unitary Plan. The policy permits development in accordance with the plan's other policies subject to due assessment of impact on the surroundings, including the acceptability of matters such as the scale of the development, layout, density/intensity of use and spaces between buildings and effect on the amenity of residents (where relevant).

The current proposal would involve the clearing of the site of vegetation, including one semi-mature silver birch tree. The surface of the car park would be created by removing 150mm topsoil, and replacing with compacted dust stone. A timber post and rail fence would be erected around the car park at a height of 600mm. The site is surrounded by existing industrial units and associated infrastructure.

Given the existing character of surrounding development, and the untidy appearance of the site as it currently exists, the proposed car park would not result in injury to the visual amenity of the area. The proposal is considered to comply with the requirements of Policy GEN 6 in terms of visual amenity.

4.3 Other matters

Corwen Community Council have requested that "the footpath" must be retained. It is understood that this is a reference to the informal footpath which runs along the south western boundary of the site and connects with a path that runs along the disused railway track. The path is not an official public right of way, but does not seem to be affected by the development.

5. **SUMMARY AND CONCLUSIONS:**

5.1 The proposed car park is considered to be a logical use of a piece of land which is currently underused, and the proposal makes a positive approach towards addressing parking problems on the Tyn Y Llidiart industrial estate. It is compliant with adopted planning policy, and it is therefore recommended that a temporary 5 year planning permission be granted.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The use of the land as a car park shall cease within 5 years from the date of this permission
3. The car parking area shown on the approved plan shall be kept available for that purpose at all times.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure the proposal does not prejudice the further development of Tyn Y Llidiart Industrial Estate.
3. In order that adequate parking facilities are available within the curtilage of the site.

NOTES TO APPLICANT:

None