



## PLANNING COMMITTEE – 9TH DECEMBER 2015

**SUBJECT: SITE VISIT - CODE NO. 15/0488/RET – GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER.**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER**

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PRESENT:

Councillor D.G. Carter – Chair  
Councillor W.H. David - Vice Chair

Councillors Mrs P. Cook, H. David, L. Gardiner, G. Hughes, J. Simmonds and Mrs J. Summers

1. Apologies for absence were received from Councillors M. Adams, J. Bevan, R.W. Gough, A.G. Higgs, K. Lloyd, Mrs E. Stenner and J. Taylor.
2. The Planning Committee deferred consideration of this application on 4th November 2015 for a site visit. Members and Officers met on site on Friday, 20th November 2015.
3. Details of the application to retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to the construction details relating to the position of the digestion tanks, digestion lagoon, surplus gas flare, silage clamp, and associated works and to the vessel composting building to an anaerobic digestion reception building and an in-vessel composting facility at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed CF82 8FY, were noted.
4. Those present viewed the site from various vantage points, walked around the site and relevant locations and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that Gelliargwellt Uchaf Farm is a 500-head dairy farm located in countryside 1.5km north east of Nelson. As well as a working farm, the site is also the operational base of Bryn Group Ltd, which operates a sandstone quarry to the east of the farm complex, an in-vessel composting facility (IVCF), a green facility and a materials recovery facility (MRF). The IVCF is located adjacent to the farm complex and processes green waste and food waste to produce compost. The MRF is located on a hard surfaced man-made plateau to the south of the application site and processes wood, plastics, construction and demolition waste and green waste within a large new building.
6. The farm complex, IVCF and MRF occupy a hillside position and collectively form a substantial element of development in the landscape, although perimeter bunds planted with trees soften the visual impact and the screening effect will increase as the trees mature. The site is within open countryside and within a Special Landscape Area. Penallta Country Park lies to the east of the farm.

7. Members noted that the main differences between the approved and proposed schemes are that the previously approved waste reception building is omitted and the existing IVCF would be used to receive and sort both food waste and comingled green waste. The existing building would be upgraded with the addition of fast closing automatic doors and bio filters and the reduction of two of the six existing IVC clamps. In addition, the digestion tanks, which would remain the same size as previously approved, would be repositioned slightly due to geo-technical requirements and positioned two metres lower than previously approved.
8. Members raised concerns around the odour emitted from the site and sought assurance on the impact of the development on the current odour levels. Officers highlighted that the proposed development is mainly a change to the location of the approved tanks. In addition, the developer confirmed that levels of odour would be reduced, due to the separate treatment of food waste and green/comingled waste and the improvements to the reception building. Further information was sought on the change in process and it was noted that green and comingled waste would be processed for longer, thus reducing the odour.
9. Officers confirmed that following advertisement in the press, site notices posted in five locations in the local area and letters to 51 neighbouring properties, approximately 71 letters of objection had been received. Details of the objections are contained within the Officer's original report.
10. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
11. A copy of the report submitted to the Planning Committee on 4th November 2015 is attached. Members are now invited to determine the application.

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Consultees: R. Amundson Principal Planner  
G. Mumford District Environmental Health Officer  
M. Godfrey Team Leader, Environmental Health

Appendices:  
Appendix 1 Report submitted to Planning Committee on 4th November 2015