



## PLANNING COMMITTEE – 10TH DECEMBER 2014

**SUBJECT: SITE VISIT - CODE NO.14/0422/NCC - VARY CONDITION 6 OF PLANNING PERMISSION P/04/1912 TO EXTEND THE HOURS OF OPERATION ON SATURDAY UNTIL 16:00 AND ON BANK HOLIDAYS FROM 07:30 TO 13:00, GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY.**

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

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PRESENT:

Councillor D.G. Carter – Chair

Councillors H. Davies, N. George, A. Lewis and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan, L. Gardiner, Mrs G. Oliver and R. Gough
2. The Planning Committee deferred consideration of this application on 5th November 2014 for a site visit. Members and Officers met on site on Wednesday, 19th November 2014.
3. Details of the application to vary condition 6 of planning permission P/04/1912/ to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 7:30 to 13:00, Gelliargwelt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application site is an in-vessel composting facility which seeks to extend its hours of operation with regard to its food waste deliveries. The existing hours of operation were confirmed as 07:30 to 18:00 hours Monday to Friday and 07:30 to 13:00 hours Saturday with no operations on Sunday, Bank or Public Holidays except in exceptional circumstances with prior written agreement. The revised operation hours would be extended on Saturday from 07:30 to 16:00 hours and 07:30 to 13:00 hours on Bank Holidays. Officers confirmed that no operations would take place on Sundays. It was noted that the application had been made in response to the change in local authorities waste collections schedules which now included Bank Holidays and weekends. Members were advised that permit restrictions prohibited local authorities from storing the waste materials on its collection lorries.
6. Members queried the distance from the site to the nearest residential homes and the boundary of the site was confirmed. Members raised concerns in relation to the level of noise generated by the different operations on site and the effect additional hours of operation could have on these neighbouring residences. The proximity of the site to Gelligaer School and nearest dwellings was noted. Concerns were also raised that the increased hours of operation could be used for purposes other than food waste deliveries, particularly given the

diverse uses of the site and clarification was sought as to what interventions could be applied should this occur. The Officer confirmed that should complaints be received that deliveries other than food waste were being received during the extended hours of operation they would be fully investigated, the site operations monitored and appropriate action taken.

7. Officers confirmed that following advertisement to 67 neighbouring properties and a site notice being posted, no letters of objection had been received.
8. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted.
9. A copy of the report submitted to the Planning Committee on 5th November 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	C. Davies	Senior Environmental Health Officer
	R. Barrett	Committee Services Officer
	J. Rogers	Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 5th November 2014