

PREFACE ITEM

APPLICATION NO. 14/0422/NCC

APPLICANT(S) NAME: Mr A Price

PROPOSAL: 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 07.30 to 13.00

LOCATION: Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

This application was reported to Planning Committee on 10 December 2014. A copy of the original report is attached. Members resolved to defer a decision to allow officers to draft a reason for refusal based on concerns about odour and the impact on residential amenity.

There is a history of odour complaint associated with the in-vessel composting facility (IVC) at these premises, and that has been the subject of discussion between the owner and Natural Resources Wales (NRW). More recently the level of complaint has diminished. From a planning point of view, it would be difficult to argue that the change in hours of operation sought by the applicant would aggravate the odour, or cause any significant loss of residential amenity.

The application is supported by a statement by an environmental consultancy specialising in air quality, odour assessment and environmental noise; and an environmental noise assessment, and a transport statement.

The amended hours of operation being sought amount to an additional 3 hours on Saturday, and 5-and-a-half hours on bank holiday mornings starting at 07.30. The licensed amount of waste that can be received at the building (29,150 tones per annum) will not change; that is controlled by NRW. Delivery traffic would generally be a maximum of two arrivals and two departures each hour (four movements), that is 12 on Saturday afternoon, and 22 on a bank holiday. Occasionally the latter figure would be a maximum of 28 movements per day. All unloading would take place within the building, which uses negative air pressure to contain odour. There is no evidence that that scale of delivery, contained within the building, will make odour problems worse.

Councils now collect food waste on Saturday and bank holidays, and so the vehicles associated with that service are already on the highway on those days. A survey of traffic on Gelligaer Road on a Saturday revealed a flow of 341 vehicles per hour from 10.00 until 13.00, and 323 from 13.00 to 16.00. Peak traffic flow on Sunday was shown to be 619 cars in an hour. In that context, the traffic attracted to the site is small, and would not cause any significant harm to the amenity of the occupiers of dwellings

adjacent to the local roads. According to the evidence submitted by the applicant, the only property that would suffer a major impact in respect of noise levels would be Green Acres Bungalow, which is in the applicant's ownership.

A traffic capacity analysis of five junctions has been carried out for the applicant, at Shingrig Road/Dynevor Terrace, Shingrig Road/ Gelligaer Road, the access to the site, Church Road/Penallta Road, and Pengam Road/Hengoed Road. Those junctions are shown to be operating within their capacity, no greater than 89% in any case, and so there are no highway objections to the additional hours of operation.

The applicant gained planning permission on appeal in March 2013 for an anaerobic digester that would generate energy (our reference 11/0224). It would replace the existing IVC and would be subject to the following hours of operation: 07.00 to 18.00 Monday to Friday, 07.00 to 13.00 Saturday, with no operations to take place on Sunday, bank holidays or public holidays. It would also be open for the receipt of waste from local authority civic amenity sites between the following hours: 13.00 to 16.00 Saturday; and 07.00 to 16.00 Sunday and bank or public holidays. It is understood that it is intended to go ahead with this scheme, which on the basis of those limitations would include deliveries on Saturday afternoons, and bank and public holidays. The current alterations to the hours of operation do not include Sunday.

Recommendation: That Planning Permission is GRANTED subject to the conditions as set out in the attached report. However, if Members are minded to refuse permission the following reason is suggested:

The proposed alteration to the hours of operation for the existing in-vessel composting facility would increase the hours during which the risk of odour problems and noise disturbance to residential properties would occur, contrary to policy CW2 of the Adopted Caerphilly County Borough Local Development Plan up to 2021 (November 2010).