

PLANNING COMMITTEE – 7TH JUNE 2012

SUBJECT: SITE VISIT - ENFORCEMENT REPORT NO. EN/11/076 - WITHOUT PLANNING PERMISSION, THE UNAUTHORISED ERECTION OF A VENTILATION STACK AT UNITS 4, 5 AND 6 FAIRVIEW GARAGE, PENGAM ROAD, PENGAM

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor S. Jenkins – Chairman
Councillor D. Carter – Vice Chairman

Councillor K. Dawson

1. An apology for absence had been received from Councillor D.V. Poole, who had declared an interest in this item.
2. The Planning Committee deferred consideration of this item on 12th April 2012 for a site visit. Members and Officers met on site on 29th May 2012.
3. The Local Authority had received a complaint from a member of the public via the Council's Public Protection Division regarding a ventilation stack erected on the premises of Carflex, Units 4, 5 and 6 Fairview Garage, Pengam Road, Pengam.
4. The ventilation stack constitutes development that requires prior planning permission and in its absence the ventilation stack is unauthorised. Correspondence had been sent to the proprietors of the premises at Unit 4, Fairview Garage, advising them that it would be necessary to submit a retrospective planning application seeking permission to retain the unauthorised stack to remedy the breach of planning control. Notwithstanding this advice a retrospective planning application to retain the unauthorised stack had not been forthcoming.
5. Clarification was sought on the permitted levels of noise and odour from the ventilation stack together with the hours of operation.
6. Officers recommend that the level of noise from the stack shall not exceed LAeq of 50dba at any time, when measured and calculated at a distance of 1 metre from any elevation of any noise sensitive properties on Bramblewood Court or Woodland Place, Pengam. The ventilation stack shall not be operated between the hours of 6.00pm and 8.00am Monday to Friday and 1.00pm and 9.00am on a Saturday and not at all on a Sunday. The Council's Public Protection Division will be able to exercise control over the development in the event that odours become a statutory nuisance.
7. A copy of the report submitted to the Planning Committee on 12th April 2012 setting out the officer's recommendations in detail is attached for Members' consideration.

Author: S.M. Kauczok Committee Services Officer
Consultees: T. Stephens Development Control Manager
G. Mumford District Environmental Health Officer
J. Price Enforcement Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 12th April 2012.