



PLANNING COMMITTEE – 5TH SEPTEMBER 2012

SUBJECT: SITE VISIT - CODE NO. EE/09/017 - WITHOUT PLANNING PERMISSION, CHANGE OF USE OF WAREHOUSE FOR THE STORAGE AND DISPATCH OF STEEL SECTIONS AND SHEETS (B8) TO USE FOR THE FABRICATION OF HEAVY STRUCTURAL STEEL WORK (B2) ROWECORD ENGINEERING LIMITED, COMMERCIAL STREET, PONTYMISTER

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

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

Councillors N. George, Mrs P.A. Griffiths and D. Rees

1. An apology for absence was received from Councillor Mrs R. Passmore,
2. The Planning Committee deferred consideration of this application on 15th August 2012 for a site visit. Members and Officers met on site on Thursday, 23rd August 2012.
3. Details of the report that considered that without planning permission, the change of use of a warehouse for the storage and dispatch of steel section and sheets (B8) to use for the fabrication of heavy structural steel work (B2) at Rowecord Engineering Limited, Commercial Street, Pontymister, were noted.
4. Those present viewed the exterior of the site along with the view from Fields Road and examined the Officer's report in order to fully appreciate the proposed enforcement action.
5. Members were asked to note that the application was an enforcement issue that sought to bring the unauthorised B2 industrial use at the site under control, by imposing conditions to moderate its impact upon nearby residential properties by limiting its hours of operation. Officer's confirmed that a large commercial building of this nature had been present on the site for many years, authorised for B8 use (warehousing and storage).
6. Officers confirmed that 3 letters of objection had been received from local residents. Details of objections are within the Officer's original report.
7. Members raised concerns with regard to the detriment to the visual amenity of neighbouring buildings caused by the stockpiling of steel sections. The environmental impact from the dust generated by vehicle movements and the particularly high levels of noise generated by the unauthorised manufacturing processes. Concerns were also raised with regard to the position of the cranes used to move and load stock, particularly as the yard was in close proximity to residential homes. Officers confirmed that noise levels had been monitored previously,

however this had been suspended during the enforcement process. Members confirmed that the residents of the area were keeping a log of incidents and would be happy to share this information with Officers and the Planning Committee.

8. Members expressed the concern that there was insufficient information contained within the Officer's report with regard to the environmental impact of the site, given that it is in such close proximity to residential homes. Members requested that the determination of the application be deferred to allow a more detailed report be brought forward to include information from the Site Operator, Residents and Environment Health Officers in this regard.
9. A copy of the report submitted to the Planning Committee on the 15th August 2012 is attached.

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Consultees: T. Stephens Development Control Manager
 G. Mumford Environmental Health Officer

Appendices:
Appendix 1 Report submitted to Planning Committee on 15th August 2012