

PLANNING COMMITTEE – 16TH JANUARY 2013

SUBJECT: SITE VISIT - CODE NO. 12/0740/FULL - CREATE A NEW BUILDING TO COLLECT, SORT, GRADE, PROCESS AND REDISTRIBUTE FERROUS AND NON FERROUS MATERIALS, REORGANISE THE EXISTING SITE ACCOMMODATION AND REPOSITION THE WEIGH BRIDGE TO IMPROVE THE SITE BOUNDARY, GLJ RECYCLING, UNITS 5-9, UNITS 10-11, UNITS 12 AND 13 FERN CLOSE, PEN-Y-FAN INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT, NP11 3EH.

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D. G. Carter – Chairman
Councillor W. David - Vice Chairman

Councillor H. Davies, K. Lloyd, N. George, A. Lewis and J. Summers

1. Apologies for absence were received from Councillors Mrs E. Stenner, J. Bevan and Mrs. G.D. Oliver.
2. The Planning Committee deferred consideration of this application on 5th December 2012 for a site visit. Members and Officers met on site on Tuesday 18th December 2012.
3. Details of the application to create a new building to collect, sort, grade, process and redistribute ferrous and non ferrous materials, reorganise the existing site accommodation and reposition the weigh bridge to improve the site boundary, GLJ Recycling, Units 5-9, Units 10-11, Units 12 and 13 Fern Close, Pen-y-Fan Industrial Estate, Pen-y-Fan, Newport, NP11 3EH were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application sought to retain the ferrous and non-ferrous metal recycling use within a building, along with the retention of a weighbridge and upgrading of the site boundary. Officer's confirmed that the proposed building would be a steel clad structure similar to the existing buildings and the dimensions of the proposed building were confirmed as 465m² and just under 10m in height. Officers advised that all storage, loading, unloading and processing works would take place within the confines of the building and the remaining external area would be maintained for the parking and manoeuvring of vehicles only.
6. Members were concerned with the levels of noise and dust generated by an operation of this nature, as well as the risks from hazardous materials being brought on to the site. Concerns were also expressed with regard to the impact this had on the character of a primary employment site and the detrimental effect on neighbouring businesses. Concerns were also raised in relation to the safety of vehicles entering the site, many of which were noted to be carrying unstable loads.

Officers confirmed that many of the concerns raised in relation to the site operations would be mitigated by other agencies and were not material planning considerations. In terms of noise nuisance, Environmental Health Services confirmed that some monitoring has taken place, however the sounds generated from the test areas themselves had made it difficult to assess and attribute the noise levels recorded. It was also noted that there were no set levels for noise on an industrial estate.

Members asked if a soundproofing element could be incorporated into the building structure in order to further mitigate noise levels. Officers advised that they would not look for this as a condition on an industrial estate, where all buildings would generate some industrial activity. However the enclosure of the operational processes within the building would considerably reduced noise levels from that of an open scrap metal site. Members were advised that conditions attached to the application if granted, would allow enforcement action to be taken against the applicant should external operations commence at the site.

7. Officers confirmed there were no statutory objections and following advertisement to 18 neighbouring properties and a site notice being posted 3 letters of objections 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 the 5th December 2012 is attached. Members are now invited to determine the application.

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Consultees: T. Stephens, Development Control Manager
M. Noakes, Highways Engineer
G. Mumford, Environmental Health Officer

Appendices:
Appendix 1 Report submitted to Planning Committee on 5th December 2012