



PLANNING COMMITTEE – 12TH MARCH 2014

SUBJECT: SITE VISIT - CODE NO. 13/0827/FULL - CHANGE THE USE OF LAND TO SCRAP YARD INCLUDING WEIGHBRIDGE, TEMPORARY STEEL CONTAINERS (TO PROVIDE STAFF OFFICE/CANTEEN/TOILET FACILITIES) AND STORAGE UNITS, FERROUS LOADING AREA AND ASSOCIATED STORAGE BINS, CAR/LORRY PARKING AND BOUNDARY FENCING, LAND AT UNIT 9 PENALLTA INDUSTRIAL ESTATE, HENGOED, CF82 7SU.

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

PRESENT:

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

Councillors M. Adams and N. George

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth and H. Davies.
2. The Planning Committee deferred consideration of this application on 12th February 2014 for a site visit. Members and Officers met on site on Monday, 24th February 2014.
3. Details of the application to change the use of land to scrap yard including weighbridge, temporary steel containers (to provide staff office/canteen/toilet facilities) and storage units, ferrous loading area and associated storage bins, car/lorry parking and boundary fencing, land at Unit 9, Penallta Industrial Estate, Hengoed, CF82 7SU were noted.
4. Those present walked the site area and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the position of the different elements of the application and the location of the acoustic fence was highlighted. Members were advised that the proposed layout provided adequate turning space within the site for lorries entering or leaving to do so in a forward gear. Car parking provision was confirmed as 4 x customer car parking spaces and 2 x staff car parking spaces, the position of which had been agreed and would be marked out accordingly. Officers also confirmed that a noise survey had been undertaken by the applicant and the levels were considered to be acceptable.
6. A Member expressed concern that once the site was operational the noise generated would be detrimental to nearby residential properties. The Member felt that the proposed acoustic fence would not be sufficient given the elevated position of the properties in question and

requested that consideration be given to installing a canopy over the operational elements of the site.

7. The Officer advised that taking into account the findings of the acoustic survey and the distance to the nearest residential properties the noise impact of the development would be minimal and as such a canopy could not be justified in planning terms. However should the level of noise generated become detrimental to residential amenity Environmental Health Services would be in a position to take the appropriate action required to address any issues.

Members were reminded that this was a well established industrial site that would already be generating a certain level of industrial noise. The Member asked that the canopy request be forwarded to the applicant for his consideration. The Officer accepted that the provision of a canopy would be favourable and agreed to provide feedback to the applicant but emphasised that on the basis of the proposal before Members there was no justification for it in planning terms.

8. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties and a site notice being posted, 2 letters of objection had been received. Details of objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 12th February 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	C. Powell	Principal Planner
	J. Rogers	Principal Solicitor
	L. Cooper	Engineer (Highway Development Control)
	G. Mumford	Senior Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 13th February 2014