



## PLANNING COMMITTEE – 9TH SEPTEMBER 2015

**SUBJECT: SITE VISIT - CODE NO. 15/0043/FULL – LAND BETWEEN UNITS 4 & 10  
BEDWAS BUSINESS CENTRE, BEDWAS HOUSE INDUSTRIAL  
ESTATE, BEDWAS CAERPHILLY.**

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

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### PRESENT:

Councillor D.G. Carter – Chair  
Councillor W.H. David - Vice Chair

Councillors Mrs. E.M. Aldworth, Mrs P. Cook, Mrs J. Gale, D. Havard, A. Lewis and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan, H. Davies, L. Gardiner, A.G. Higgs, Mrs G. Oliver and J. Taylor.
2. The Planning Committee deferred consideration of this application on 5th August 2015 for a site visit. Members and Officers met on site on Thursday, 27th August 2015.
3. Details of the application to erect and industrial storage unit, land between units 4 and 10, Bedwas Business Centre, Bedwas House Industrial Estate, Bedwas were noted.
4. Those present viewed the site from the Bedwas House Industrial Estate and from the Conifers, Pandy Road and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the application is for the development of an industrial storage building to store non-hazardous lubricants. It was noted that the location and size of the building had been amended from that originally submitted in order to mitigate the impact on neighbouring residential dwellings to the rear of the site. It was also noted that it is proposed that a hedgerow be planted along the rear embankments in order to soften the impact of the developments in terms of visual amenity.

With regard to the hedgerow, Members were concerned that rather than softening the impact it might have the reverse affect and block more light, giving residents a more closed in feeling. Having discussed the maintenance of the hedge, its position and purpose, Members requested that the views of residents on the proposed hedgerow be established and reported back to the Planning Committee. With regard to increasing light to the neighbouring dwellings Members also requested the applicant consider finishing the rear aspect of the building in a lighter colour in order to reflect more light back onto the homes affected and provide consistency of finish with existing units. The Officer agreed to take this forward and report back to the Planning Committee.

6. Members raised concerns in relation to the close proximity of the unit to neighbouring bungalows, particular Plot No. 4, The Conifers. Primarily in relation to loss of light, outlook, noise from vehicle movements and the loading and unloading of skips which was noted as an ongoing issue.

The Officer advised that the skips in question would be moved to provide parking spaces for the storage unit and having considered their present position she would contact the applicant and ask that their removal be undertaken as quickly as possible.

In terms of distances between the nearest point of the proposed unit and the nearest residential dwelling (Plot No. 4) this was confirmed at 7.4m/7.6m to the common boundary, it was noted that the rear roof slope of the rear element of the proposed building had been reduced to a height of 3m rising to 4m height for a length of 11 metres with the remaining building at a height of 7metres. This reduction in the bulk of the building would be immediately to the rear of plot no.4 The Conifers and is proposed to address concerns raised regarding the overbearing and overshadowing impact the original design would have in respect of that property. It was noted that plot 4 the Conifers has three windows in its rear elevation facing the development, comprising an obscured bathroom window, bedroom window and living room window, albeit the living room is dual aspect. It was also explained that guidance suggests suitable daylight for habitable rooms is achieved when a 25 degree vertical angle taken from the centre of the lowest window is kept unobstructed. The revised scheme appears to meet with these criteria in terms of the relationship between plots 4 The Conifers and the proposed development.

7. Concerns were raised with regard to the nature of the chemicals being stored within the unit and their potential impact in terms of health and fire safety.

Members were advised that the unit would store non-hazardous, non-flammable vehicle lubricants and were covered by full risk assessments. As a distributor for Exxon Mobil the applicant was subject to audit by both that company and the Fire Service. There would be no storage of empty containers and a condition had been attached that prohibited outside storage of any kind.

8. Officers confirmed that following advertisement to 15 neighbouring properties, and a site notice being posted, 3 letters of objection had been received with regard to the original plans. Details of the 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 in planning terms subject to conditions and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 5th August 2015 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	M. Davies	Principal Planner
	C. Davies	Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 5th August 2015