



## PLANNING COMMITTEE – 9TH DECEMBER 2015

**SUBJECT: SITE VISIT - CODE NO. 15/0601/FULL – LAND AT NINE MILE POINT INDUSTRIAL ESTATE, CWMFELINFACH, NEWPORT**

**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 M. Adams, C. Durham, J. Jones, L. Gardiner, and J. Simmonds.

1. Apologies for absence were received from Councillors J. Bevan, R.W. Gough, A.G. Higgs, K. Lloyd, Mrs E. Stenner, J. Taylor and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 4th November 2015 for a site visit. Members and Officers met on site on Monday, 23rd November 2015.
3. Details of the application to develop an up to 100,000 tonnes per annum Solid Recovered Fuel (SRF)/Refuse Derived Fuel (RDF) production facility on land at Nine Mile Point Industrial Estate, Cwmfelinfach, Newport, were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the industrial heritage and nature of the site. Officers outlined the reasons for the planning application related to the construction of the buildings and plant. It was explained that if there were a suitable existing building on the industrial estate available to house the proposed facility, there would have been no requirement for planning permission for this facility. Officers also explained that in line with Welsh Development Agency regulations, it had been deemed that an Environmental Impact Assessment for the application was not required.
6. Members were advised that access to the site is currently via Greenmeadow Road off the B4251 New Road and has been positioned to the south of the site away from the adjacent factory entrances. Officers outlined the processes involved in the production of SRF/RDF and confirmed that Environmental Health had raised no objections to the development, subject to the conditions as outlined in the Officer's report.
7. Members expressed concerns regarding an increase in HGV and LGV vehicles arising from the proposed facility, which would travel through adjacent villages in order to access the industrial estate and the proposed facility. Officers explained that a Delivery Management Plan will be implemented that will prevent HGV arrival and departure movements to and from the site during AM and PM highway network peak periods, and will reduce the impact of the development on the operation of the local highway network. This would equate to an

additional 3.4 vehicles per hour over a 7-hour weekday period. Officers confirmed that there had been no statutory consultee objections to the development but final responses from this Council's Environmental Health Officer, Public Health Wales and Natural Resources Wales were imminent.

8. Members expressed concerns that there could be a higher number of hourly vehicles than calculated depending on a specific point in time, and also that deliveries could take place over a longer timeframe than that assumed in the Officer's report. There were particular concerns over whether the Delivery Management Plan would take into account local school opening and closing times. Concerns were reiterated over the impact of the additional HGV and LGV traffic on the villages either side of the industrial estate and the subsequent effect on local residents.
9. Concerns were also expressed in respect of the impact of the proposed facility on local air quality levels. Officers clarified that the facility would not be used for the burning of waste products, with its proposed use to be for the processing and drying out of waste materials. In response to queries from Members, Officers confirmed that they are monitoring nitrous oxide levels in the area, and that although the site is at a pinch point in respect of the Air Quality Management Area, levels are currently under the regulatory threshold.
10. Concerns were raised regarding the implications of the air quality levels exceeding a satisfactory threshold, and Members suggested that the surrounding mountains could exacerbate the retention of poor air quality levels in the area. Officers clarified details of the Odour and Air Quality Assessment submitted with the application, and Members were asked to note that the facility will require a permit before the site can become operational, which will be regulated by National Resources Wales and address issues such as emissions.
11. Officers confirmed that following advertisement to neighbouring properties, advertisement in the press and a site notice being posted, 28 objections had been received, but since the preparation of the original report this has now amounted to 51 objections, including a petition signed by 1456 people and 3 letters of support. Details of the objections are contained within the Officer's original report.
12. 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.
13. A copy of the report submitted to the Planning Committee on 4th November 2015 is attached. Members are now invited to determine the application.

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Consultees:	M. Davies	Principal Planning Enforcement Officer
	G. Mumford	District Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 4th November 2015