

## Members' site visit update

PLANNING APPLICATION REFERENCE: 15/1083/COU

PROPOSED DEVELOPMENT: Change the use of former paper waste recycling facility to demolition waste and peat processing facility

LOCATION: Unit 3, Pantglas Industrial Estate, Bedwas, CF83 8DR.

DATE OF SITE VISIT: 7 March 2016

MEMBERS PRESENT: D Carter, M Adams, B Jones, L Aldworth, D Havard, L Jones.

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The following points were raised by members, and the answers provided:

- How long had the premises been vacant? Approximately 8 months to a year.
- How many vehicles would the development generate? 89 vehicles a week, based on each one being capable of carrying 20 tonnes of material, for 45 weeks of each year.
- Where would the stockpiles be? The submitted plans show the demolition stockpiles at the southern end of the site, and the peat stockpiles at the western end of the site.
- How close are the neighbouring houses? The nearest residential property to the site (9 Rhyd y Gwern) is 57m away (79m to the house itself), on the opposite side of the River Rhymney.
- How many people would be employed? Between 10 and 12. The applicant's existing premises on Bedwas House Industrial Estate would be kept open in the short term, but eventually all staff would move to the application site.
- What is the site's allocation in the LDP? The site is allocated as a primary industrial site, is protected for employment use, and is suitable for any use within Class B1, B2, and B8, appropriate sui generis uses, and ancillary services to the primary use of the estate (policy CW13). Also, in accordance with policy SP9, it is suitable for in-building waste management facilities. Similar provisions apply in the deposit replacement LDP (policies CW16 and SP17), but in addition primary industrial sites will also be regarded as acceptable locations for appropriate commercial services unrelated to Class B uses that cannot be accommodated in a principal town centre, local centre or within a retail warehouse park. At present the replacement LDP carries very little weight, but the additional provisions would not prejudice the current proposal in any case.
- How would asbestos be dealt with? The site would not receive asbestos, the disposal of which would take place in Swindon, and would be in accordance with the Control of Asbestos Regulations 2012.